

TITLE 9 LAND USE AND DEVELOPMENT

Chapter 9-01 [Zoning Code for the City of Vernonia]

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9-01 [Zoning Code for the City of Vernonia]

9-01.01 [Introductory Provisions]

9-01.01-10 [Title]

This chapter shall be known as the Zoning Code for the City of Vernonia.

9-01.01-20 [Purpose]

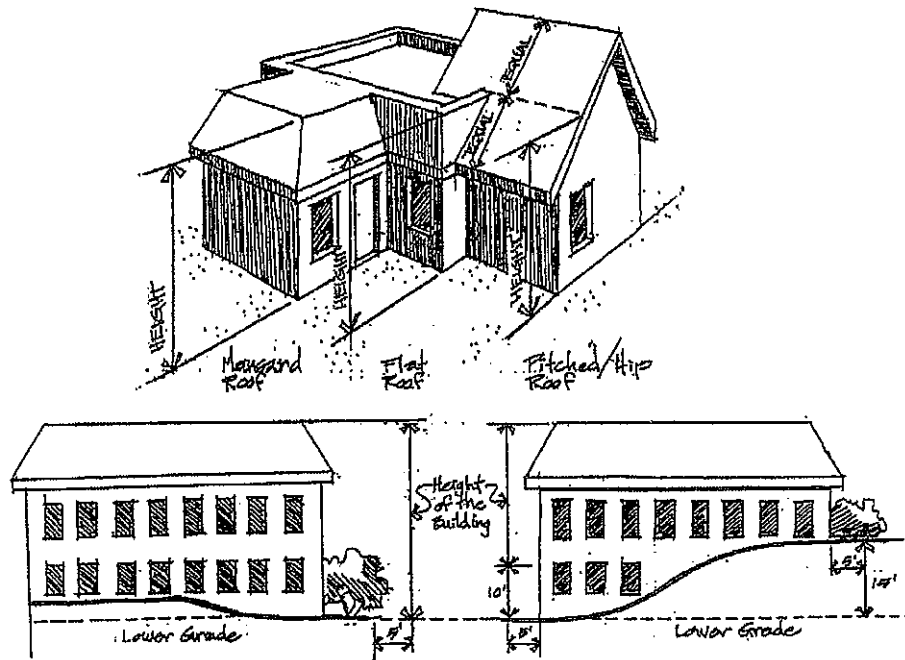
The purpose of this ordinance is to implement the Comprehensive plan policies and to preserve the character of the community; to aid in the rendering of fire and police protection; to provide for adequate light, air, and open spaces; to lessen congestion; to encourage the orderly growth of the city; to prevent undue concentration of population; to facilitate adequate provisions for community utilities and facilities such as water, sewerage, electrical distribution systems, transportation, schools, parks, and other public requirements; to conserve and improve the value of property, providing for economic stability and growth; and in general, to promote public health, safety, convenience and general welfare.

9-01.01-30 [Definitions]

As used in this chapter the following words and phrases shall mean:

- A. "Access" means the right to cross between public and private property allowing pedestrians and vehicles to enter and leave property.
- B. "Accessory Use or Accessory Structure" means a use or structure incidental and subordinate to the main use of the property and located on the same lot as the main use.
- C. "Alley" means a street which affords only a secondary means of access to property.
- D. "Auto Dependent Uses" means the use serves motor vehicles and would not exist without them, such as vehicle repair, gas station, and car wash.
- E. "Auto Oriented Uses" means automobiles and/or other motor vehicles are an integral part of the use, such as drive-in restaurants and drive-in banking facilities.
- F. "Bed and Breakfast Inn" provides accommodations (3 or more rooms) plus breakfast on a daily or weekly basis in an operator or owner-occupied home that is primarily used for this purpose. This use is operated as a commercial enterprise.
- G. "Building" means a structure having a roof supported by columns or walls and used for housing or enclosure of persons, animals, chattels or property of any kind.
- H. "Building Height" means the vertical distance above a reference grade measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The grade shall be selected by either one (1) of the following, whichever yields a greater height of the building:
 - 1. The elevation of the highest adjoining sidewalk or ground surface within five (5) foot horizontal distance of an exterior wall of the building when such sidewalk or ground surface is not more than ten (10) feet above the lowest grade;
 - 2. An elevation ten (10) feet higher than the lowest grade when the sidewalk or ground surface described in "1" above is more than ten (10) feet above the lowest grade. The height of a steeped or terraced building is the maximum height of any segment of the building.
 - 3. The following elements are not included in the maximum building height: chimneys, bell towers, steeples, roof equipment, flag poles and similar features not for human occupancy.See Building Height, **Figure 01-30-01.**

Figure 01-30-1. [Building Height Illustration]



- I. “Building Official” refers to the Planning Director, contracted building inspectors, City staff responsible for the issuance of building permits and/or maintenance documentation for flood plain management, or a designee of the Mayor, City Council or Planning Commission.
- J. “Churches and Other Places of Worship” means a gathering place for people to practice common religious beliefs.
- K. “Dwelling Unit” means an area or space designated for residential use that provides for sleeping, eating, cooking and sanitation as required by the Uniform Building Code, and intended for occupancy by one family per unit.
 - 1. “Dwelling, Attached” means a dwelling unit that shares one or more common or abutting walls with one (1) or more other dwelling units.
 - 2. “Dwelling, Detached” means a detached building containing one (1) dwelling unit.
 - 3. “Dwelling, Single-Family” means a detached building designed for residential use and occupancy by one (1) family.
 - 5. “Dwelling, Three-family Triplex” means a building with three (3) attached dwelling units on one (1) lot or parcel.
 - 6. “Dwelling, Multi-Family” means a detached building designed for residential use that contains four (4) or more attached dwelling units within the building and an intended occupancy of one (1) family per unit.
- L. “Elderly Housing” means housing for individuals fifty-five (55) years old or older or for married couples where at least one (1) of the spouses is fifty-five (55) year or older or for disabled persons of any age. Elderly housing shall qualify as housing exempt from the prohibition against discrimination based on familial status as set for the in the Federal Fair Housing Act and the rules and regulations of the United States Department of Housing and Urban Development, as set forth in 24 C.F.R. Chapter 1 Part 100 Sections 302-304. The term “elderly housing” does not include a residential care facility or residential care home as defined under Oregon statutory law. Elderly housing may consist of any one (1) or any combination of the following:
 - 1. “Retirement Housing” Retirement housing is designed for independent living and each unit has a full kitchen and a bath. Services such as group trips or recreation or other services may be offered;

2. "Congregate Housing" Congregate Housing is a specially planned, designed and managed multi-family rental housing with each unit having a full kitchen and a bath. It is designed to provide a supportive environment, but also to accommodate a relatively independent living style. Typically, a limited number of support services such as meals, laundry, housekeeping, transportation and a social and recreational activity are provided;
 3. "Assisted Living Housing" Assisted living housing contains separate living units and is designed to support residential independence in a residential setting and to promote the concept of "aging in place." Assisted living housing offers a range of services, available on a twenty-four (24) hour basis, for support or residential choice, dignity, privacy and individuality in a homelike surrounding.
- M. "Family" For the purposes of this ordinance a family is one or more individuals living together as one household, typically not more than five persons.
- N. "Flag Lot" means a lot or parcel that has access to a road, street or access easement by means of a narrow strip of lot or easement that does not meet the City's minimum lot width standards for the zoning district in which the lot or parcel is located.
- O. "Grade, Ground Level" means the average of the finished ground elevations at the centers of all walls of building, however, if a wall is parallel to and within five (5) feet of a sidewalk, the sidewalk elevation nearest the center of the wall shall constitute the ground elevation of that wall.
- P. "Home Occupation" means a lawful business activity carried on by a resident of a dwelling as an accessory use to the household living use on the site, subject to the provisions of the applicable residential zone standards and the Home Occupation provisions of this code.
- Q. "Horizontal Distance" means building length as measured from end-wall to end-wall.
- R. "Hotel" means a building, or portion thereof, of more than five (5) rooms designed or intended to be used, let or hired out for the purpose of offering to the general public lodging on a day-to-day basis, where the primary entrance is through a lobby or foyer with internal circulation to the rooms; also, that in which there are no provisions for cooking in any individual room or suite.
- S. "Impervious Surface" means development that does not allow for water infiltration into the ground, such as a roof, asphalt or concrete pavement.
- T. "Livestock" means domestic animals of types customarily raised or kept on farms for profit of other purposes.
- U. "Lot" means a single unit of land that is created by subdivision of land.
(ORS 92.010(3))
1. "Lot Corner" means a lot abutting on two (2) or more streets other than an alley, at their intersection.
 2. "Lot Flag" means a lot or parcel that has access to a road, street or access easement by means of a narrow strip of lot or easement that does not meet the City's minimum lot width standards for the zoning district in which the lot or parcel is located.
- V. "Lot Area" means the total horizontal area within the lot lines of a lot or parcel.
- W. "Lot Area, Effective" means the total horizontal area within the lot lines of a lot or parcel, exclusive of streets and easements.
- X. "Lot Coverage" means the area of a lot or parcel covered by all structures as well as all impervious surfaces, expressed as a percentage of the total lot area.
- Y. "Lot Line" means the property line bounding a lot or parcel.
1. "Lot line, Front" means the lot line separating the lot or parcel from the street other than an alley. In the case of a corner lot, the front lot line is the shortest lot line along a street other than an alley. In the case of a through lot, each street has a front lot line.
 2. "Lot Line Rear" means the lot line which is opposite and most distant from the front lot line. In the case of an irregular, triangular or other shaped lot, a line ten (10) feet in length within the lot parallel to and at a maximum distance from the front lot line.
 3. "Lot Line, Side" means any lotline not a front or rear lot line.

- Z. "Lot Width" means the average horizontal distance between the side lot lines, ordinarily measured parallel to the front lot line. In the case of a flag lot, lot width is the average horizontal distance between the side lot lines of the "flag" portion of the lot (not of the "pole" that provides street access), measured parallel to the right-of-way line.
- AA. "Manufactured Dwelling" means one (1) of the following:
1. "Residential Trailer" means a residence constructed prior to January 1st, 1962 standards which is constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes;
 2. "Mobile Home" means a residence constructed between 1962 and 1976 standards which is constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy that is being used for residential purposes and that met the construction requirements of Oregon mobile home law in effect at the time of construction;
 3. "Manufactured Home" means a dwelling unit of more than 1000 square feet of livable space in a multi-section unit, fabricated at an off-site manufacturing facility for assembly at the building site and constructed to current HUD standards, in accordance with federal manufactured housing construction and safety standards and regulations, in effect at the time of installation. (ORS 446.003(26)(a).
- BB. "Manufactured Home Park" means any place where four (4) or more manufactured homes are located within 500 feet of one another on a lot, tract, or parcel of land under the same ownership, the primary purpose of which is to rent or lease space for manufactured homes for a charge or fee paid or to be paid for the rental, lease or use of the facilities, or to offer free space in connection with securing the trade or patronage of such uses.
- CC. "Measurement (of Setbacks)" means building setbacks are measured from the building's nearest vertical wall or foundation, whichever is closer to the respective property line. Setbacks for porches are measured from the front edge of the deck or porch to the property line.
- DD. "Mixed-Use Development" means a development with a commercial use that also includes a minimum of thirty percent (30%) of the gross square footage developed with a residential use.
- EE. "Mobile Home" See Recreational Vehicle
- FF. "Nonconforming Structure or Use" means an existing structure or use at the time this code or any amendment thereto becomes effective, which was lawful at the time it was established but does not conform to the current requirements of the zone in which it is located.
- GG. "Off-Street Parking" means all off-street areas outside of a public right-of-way that are designed, used, required or intended to be used for the parking of motor vehicles and bicycles.
- HH. "Owner" means a person or entity listed as a holder in fee title of a property on the most recently-recorded deed, or the authorized agent of that owner.
- II. "Parcel" means a single unit of land that is created by a partitioning of land. (ORS 92.919(5).
- JJ. "Parking Space" means an area that is designated for parking an automobile, motorcycle or bicycle. These areas are typically located in a parking garage, a parking lot or on a city street.
- KK. "Person" means a natural person, firm, partnership, association, social or fraternal organization, corporation, trust, estate, receiver, syndicate, branch of government, or any group or combination acting as a unit.
- LL. "Public Pocket Park" means a small park, equal to or less than ½ acre in size, offering limited facilities for the primary use of residents located within a ½ mile radius.
- MM. "Recreational Vehicle" A vehicular-type living unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motor power or is mounted on or drawn by another vehicle. Type of recreational vehicles include, but are not limited to, travel trailer, camping trailer, camper, camping van, and motor home.
- NN. "Residential Care Home" means residential treatment or training home or facility or adult foster home licensed by the State of Oregon. A residential care home provides for five (5) or fewer individuals.

- OO. "Residential Care Facility" means residential treatment or training home or facility or adult foster home licensed by the State of Oregon. A residential care facility provides for six (6) to fifteen (15) individuals.
- PP. "Setback" means the minimum allowable horizontal distance from a given line of reference (usually a property line) to the nearest foundation or vertical wall, whichever is closer, of a structure.
1. "Setback, Front" means the distance between side lot lines and measured horizontally at right angles to the front lot line from the front lot line to the nearest point of a building or other structure.
 2. "Setback, Rear" means the distance between side lot lines and measured horizontally at right angles to the rear lot line from the rear lot line to the nearest point of a building or other structure.
 3. "Setback, Side" means the distance between the front and rear yard measured horizontally at right angles from the side lot line to the nearest point of a building or other structure.
- QQ. "Street" means a public right-of-way for vehicular and pedestrian traffic.
- RR. "Structure" means a building of any kind or any piece of work artificially built up or composed of parts joined together in some manner and which requires location on the ground or which is attached to something having allocation on the ground.
- SS. "Structural Alteration" means a change to the supporting members of a structure including foundation, bearing walls or partitions, columns, beams, girders, or any structural change in the roof or in the exterior walls.
- TT. "Use" means the purpose for which land or a structure is designed, arranged or intended, or for which it is occupied or maintained.
- UU. "Yard" means on open space on a lot which is unobstructed from the ground upward except as otherwise provided in this code.
1. "Yard, Rear" means a yard between side lot lines and measured horizontally at right angles to the rear lot line from the rear lot line to the nearest point of a building or other structure.
 2. "Yard, Front" means a yard between side lot lines and measured horizontally at right angles to the front lot line from the front lot line to the nearest point of a building or other structure.
 3. "Yard, Side" means a yard between the front and rear yard measured horizontally at right angles from the side lot line to the nearest point of a building or other structure.
 4. "Yard, Street Side" means a yard adjacent to a street between the front yard and rear lot line measured horizontally and at right angles from the side lot line to the nearest point of a building or other structure.

9-01.02 [Basic Provisions]

9-01.02-10 [Compliance with Code]

- A. No building, structure, or premise shall hereafter be used or occupied and no building or part thereof shall be erected, moved, reconstructed, extended, enlarged, or altered contrary to the provisions of this ordinance.
- B. Each use permitted either outright or conditionally in any of the zones in this ordinance includes the accessory uses which attach to that main use, and both the main use and all accessory uses shall be considered in any application or proceeding under this ordinance.
- C. No lot area, setback, or other open space, or required off-street parking or loading area existing on or after the effective date of this ordinance shall be reduced in area, dimension, or size below the minimum required by this ordinance, or shall any lot area, setback, or other open space or off-street parking or loading area which is required by this ordinance for one use be used as the lot area, setback, or other open space or off-street parking or loading area requirement for any other use.

9-01.02-20 [Classification of Zones]

For the purposes of this code the following zones are hereby established:

Zone	Abbreviated Designations
Low Density Residential	LDR
Residential	R
General Residential	GR
General Commercial	GC
Downtown	DT
Light Industrial	LI
Public Recreation	PR
Institutional Public	IP

9-01.02-30 [Location of Zones]

- A. The boundaries for the zones listed in this code are indicated on the Vernonia Zoning Map which is hereby adopted by reference. The boundaries shall be modified in accordance with the zoning map amendments which shall be adopted by reference.
- B. Unless otherwise specified, zone boundaries are lot lines or the center line of streets, alleys, railroad right-of-way, or such lines extended.
- C. Where a zone boundary divides a land parcel under a single ownership into two zones, then the entire parcel shall be zoned for the less restrictive use by the adjustment of the boundaries, provided the boundary adjustment is a distance of less than 20 feet. If the adjustment involves a distance of more than 20 feet, the procedure for a zone change shall be followed.
- D. Planned Developments shall be allowed outright in all zones without requiring an overlay zone.

9-01.02-40 [Zoning Map]

A zoning map or zoning amendment adopted by **Section 9-01.02.20** of this chapter or by an amendment thereto shall be prepared by authority of the Planning commission or by a modification by the City Council of a map or map amendment so prepared. The map or map amendment shall be dated with the effective date of the ordinance that adopts the map or map amendment. A certified print of the adopted map or map amendment shall be maintained in the office of the City Recorder as long as this code remains in effect.

9-01.02-50 [Zoning of Annexed Areas]

Areas annexed to the City shall be rezoned to the City zoning classification for the property which is in accordance with the City's Comprehensive Plan. The Plan and zone amendment procedure shall be as required by State Law, the City's Comprehensive Plan and this code, and shall be accomplished concurrently with the annexation of the property. The zone designation under the zoning ordinance of Columbia County shall apply until changed by the City. If the City finds that it is important to the protection or implementation of city policies, with notice and opportunity to be heard, interim regulations may be applied in the annexed area until more permanent action can be taken.

9-01.03 [Use Zones]

9-01.03-10 [Residential Zone R]

Purpose: The Residential Zone is intended to provide minimum development standards for residential purposes where complete community services, including schools, shopping and transportation are available and where population concentrations of an urban nature are developing.

A. Uses Permitted Outright – In an R Zone the following uses and their accessory uses are permitted outright:

1. Dwelling; Single family;
2. Dwelling, Two-family (Duplex);
3. Crop cultivation including farm, garden or nursery;
4. Home Occupation subject to Section 9-10.

B. Conditional Uses Permitted – In an R zone the following uses and their accessory uses are permitted when authorized in accordance with **Article 9-01.06** of this chapter:

1. Church;
2. Community building;
3. Governmental use;
4. Hospital, sanitarium, rest home, nursing or convalescent home;
5. Mobile Home Park;
6. School or college;
7. Public utility structure;
8. Public park or playground;
9. Bed and breakfast inn.

C. Dimensional Standards – In an R zone the following dimensional standards shall apply, except as provided for in Section 9-01.05:

1. The front setback shall be a minimum of twenty (20) feet;
2. Each side setback shall be a minimum of five (5) feet, except that on a corner lot the side yard on the street shall be a minimum of fifteen (15) feet;
3. The rear setback shall be a minimum of ten (10) feet;
4. The minimum lot size shall be five thousand (5,000) square feet for a single-family dwelling plus twenty-five hundred (2,500 square feet for each additional dwelling unit;
5. The lot width at the front building line shall be a minimum of fifty (50) feet;
6. The lot depth shall be a minimum of one hundred (100) feet;
7. The building height shall be a maximum of thirty-five (35) feet;
8. Not more than fifty percent (50%) of the lot area shall be covered by a by buildings or impervious surfaces.

D. Prohibited Uses – In an R zone the following uses and their accessory uses are prohibited:

1. The use of an automobile travel trailer as a residence on individual lots.

9-01.03-11 [Residential Zone Design Standards]

- A. Purpose – The design standards are intended to provide detailed, human-scaled design, while affording flexibility to use a variety of building styles.
- B. Applicability – This section applies to the buildings and uses described in R Zone Tables below, which shall be reviewed through a Site Development Review application as described in Section 9-01.10. Site Development Review:

Table 03-11-1
Application of Site Development Review to permitted uses in the Residential Zone

Applicable Use	Type of Review	
	Site Development Type I	Site Development Type III
a. Dwelling, Single family	No review required – checklist required	
b. Dwelling, Two family (Duplex)	Review required*	
c. Commercial farm, garden, or nursery	Review required*	
d. Home Occupation –no review	Subject to 9-10	

NOTE: Choosing option 9-01-03-11.C 6. b. would require Site Development Review Type III; otherwise a Type I review is required

Table 03-11-2
Application of Site Development Review to Conditional Uses in the Residential Zone

Applicable Use	Type of Review	
	Site Development Review I	Site Development Review III
a. Churches and other places of worship		Review required
b. Community building		Review required
c. Governmental use		Review required
d. School or college		Review required
e. Public utility structure		Review required
f. Bed and breakfast inn		Review required
g. Public park or playground		Review required
h. Other similar or appropriate uses as approved by a Conditional Use Permit		Review required

C. Standards – All users shall comply with all of the following standards. The graphics provided with each standard are intended to show examples of how to comply. these design standards work together to promote a desirable residential area while allowing for flexibility of development and still maintaining compatibility with the community. These standards provide certainty to property owners, developers and neighbors about the allowable uses. No manufactured home shall be placed upon a lot unless it has the Oregon State Seal of Approval or equivalent. No manufactured home shall be over 5 years old at the time of installation.

1. Foundation and Anchoring.

- a. All dwellings shall be placed on an excavated and backfilled foundation which encloses the perimeter so that the home is not more than 12 inches above grade on the uphill side of the home, except in areas where flood plain regulations requires a greater elevation.
- b. The perimeter enclosure will be a permanent structure constructed of concrete, cement block or masonry block.
- c. All dwellings shall be anchored to the ground in accordance to flood plain requirements and/or applicable state or federal requirements.
- d. Manufactured homes shall have wheels, axles and hitch mechanisms removed and be de-titled.

2. Main Entrance.

- a. Be within 8 feet of the longest street facing wall of the dwelling unit and one of the following:
 - (1) Face the street.
 - (2) Be at an angle of up to 45 degrees from the street.
- b. Open onto a porch or have a covered entry way.
- c. Porches must meet all of the following requirements:
 - (1) Be at least 50 square feet in area.
 - (2) Have at least one entrance facing the street.
 - (3) Have a roof that is no more than 12 feet above the floor of the porch.
 - (4) Be at least 30 percent solid.
 - (5) Have pillars, columns or wrapped posts with no exposed hardware unless the exposed hardware is an architectural feature (i.e. custom fabricated hardware intended to be visible as part of the look of the house).
- d. Covered entries must meet all of the following requirements:
 - (1) Be at least 32 square feet in area.
 - (2) Have pillars, columns or wrapped posts with no exposed hardware unless the exposed hardware is an architectural feature (i.e. custom fabricated hardware intended to be visible as part of the look of the house).

3. Eyes on the Street.

- a. At least 15 percent of a street facing façade must be windows or doors.
- b. Windows in garage doors do not count toward meeting this standard unless the door is less than 27 square feet in area and faces the street property line.
- c. Windows in garage walls count toward meeting this standard.

4. Roof Pitch and Eaves.

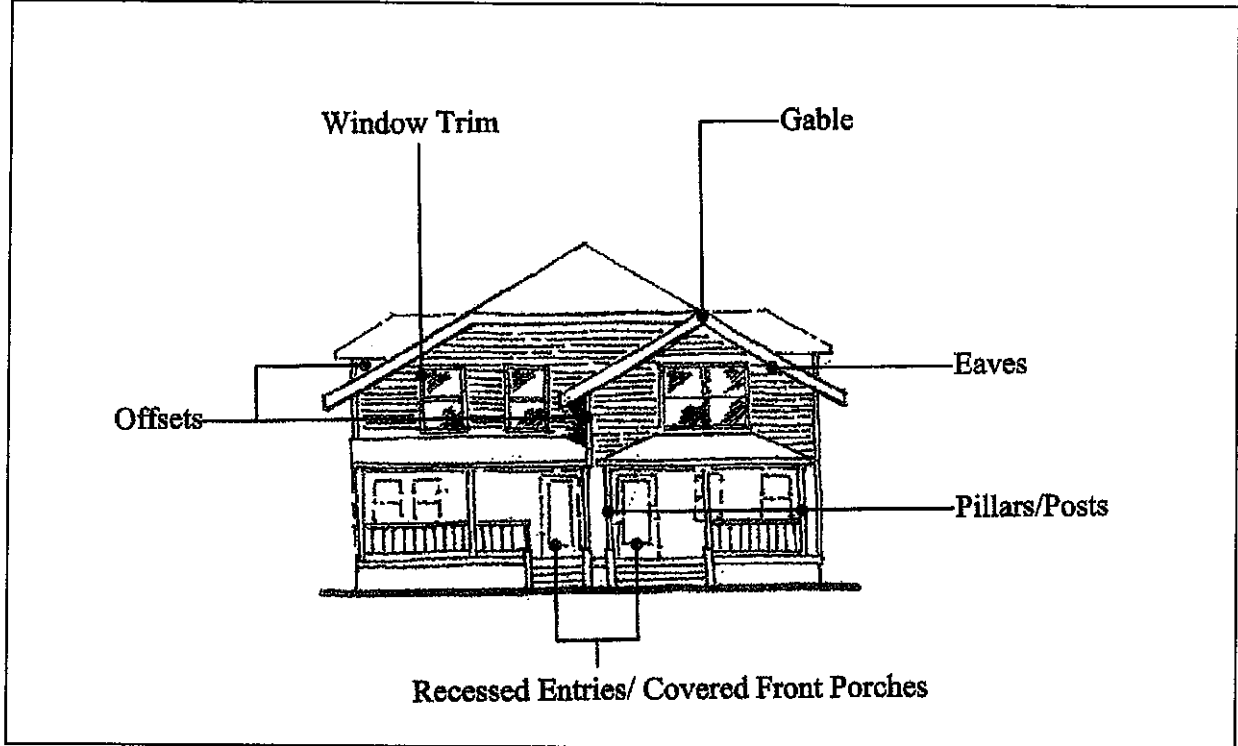
- a. The minimum roof pitch will be 4:12.
- b. the minimum eave projection is 12 inches.
- c. Eave distance is measured on a level plane from the exterior surface of the wall to the end of the rafter tail or the inside surface of the fascia board.

5. Exterior Finish.

- a. Exterior finishes shall be of architectural grade materials.
- b. Plain concrete block, plain concrete, plywood, sheet pressboard, T-111, and corrugated metal are not allowed as exterior finish material except:
 - (1) As secondary finishes covering no more than 10 percent of the surface area of each façade
 - (2) T-111 may be used in board-and-bat finish.
- c. Trim must mark all building roof lines, porches, windows and doors on all facades. Buildings with an exterior material of masonry are exempt from this standard.

Figure 03-11-1

Examples of Architectural Details Single family Dwelling or Two family Dwelling (duplex)



6. Detailed Design.

- a. If a dwelling is designed with a roof pitch greater than or equal to 6:12, then any street facing façade shall have at least four (4) of the following architectural features. If a dwelling is designed with a roof pitch less than 6:12, then any street facing façade shall have at least six (6) of the following architectural features:

- (1) Dormers
- (2) Gables
- (3) Recessed entries
- (4) Covered porch entries
- (5) Pillars or wrapped posts
- (6) Off-sets in building face or roof (minimum 16 inches)
- (7) Bay or bow windows
- (8) Decorative patterns on exterior finish (e.g. scales/shingles, wainscoting, ornamentation, and similar features).
- (9) Decorative cornices and roof lines (e.g., for flat roofs).
- (10) Shutters
- (11) Architectural grade laminated shingles, cedar shakes or shingles, tile, slate, or copper (not including standard three-tab asphalt shingles).
- (12) Brickwork or masonry
- (13) An alternative feature providing visual relief, similar to options 1-12 (Must be approved the Planning Director)

9-01-03-20 [General Residential Zone, GR]

Purpose – The General Residential Zone is intended to provide minimum development standards for a variety of housing opportunities and related neighborhood uses needed by the City's diverse population, in close proximity to community services in the Downtown Zone.

A. Uses Permitted Outright – In a GR zone the following uses and their accessory uses are permitted outright:

1. Dwelling, Single family;
2. Attached dwelling (townhouse);
3. Dwelling, Two family (Duplex);
4. Dwelling, three-family (Triplex);
5. Dwelling, Multi-family;
6. Boarding, lodging or rooming house;
7. Residential care home;
8. Residential care facility;
9. Home Occupation;
10. Community Garden.

B. Conditional Uses Permitted – In a GR zone the following conditional uses and their accessory uses are permitted subject to the provisions of Section 9-01.05 of this chapter:

1. Elderly housing;
2. Churches and other places of worship;
3. Community building (clubs, lodges and similar uses);
4. Governmental use;
5. Hospital, Sanitarium, Rest Home, Nursing or Convalescent Home;
6. School or college (including trade schools, dance schools);
7. Public utility structure;
8. Public pocket park;
9. Bed and Breakfast establishments;
10. Other similar or appropriate uses as approved by a Conditional Use Permit.

C. Dimensional Standards – In a GR zone the following dimensional standards shall apply, except as provided for in Section 9-01.05-50:

1. Minimum Lot Size:
 - a. The minimum lot size for a detached dwelling, including manufactured dwelling, shall be five thousand (5,000) square feet, unless a larger lot size is specified in this code;
 - b. The minimum lot size for a duplex shall be seven thousand (7,000) square feet;
 - c. The minimum lot size for a triplex shall be eight thousand (8,000) square feet;
 - d. The minimum lot size for a multi-family dwelling shall be nine thousand (9,000) square feet for 4 units with an additional one thousand (1,000) square feet lot size for each dwelling unit greater than four (4);
2. Minimum Lot Width and Depth:
 - a. The minimum lot width shall be fifty (50) feet;
 - b. The minimum lot depth shall be one hundred (100) feet, except on a corner lot it shall be fifty (50) feet as long as the minimum lot size requirement is met.
3. Minimum Setbacks:
 - a. The minimum front setback shall be ten (10) feet;
 - b. The minimum side setback shall be five (5) feet, except for the following:
 - (1) Street side corner lot setbacks shall be ten (10) feet

- (2) Multi-family and attached dwelling (townhouse) development:
no interior side setbacks.
- (3) Street side corner setbacks shall be fifteen (15) feet for multi-family dwelling units;
- c. The minimum rear setback for all residential and non-residential development in this zone shall be ten (10) feet;
- 4. Maximum Building Height: thirty-five (35) feet;
- 5. Maximum Lot coverage:
 - a. Not more than 50 percent of the lot area shall be covered by buildings or impervious surfaces, except for duplexes, triplexes and multi-family dwellings.
 - b. Not more than 75 percent of the lot area shall be covered by buildings or impervious surfaces for duplexes, triplexes and multi-family dwellings.
- 6. Landscaping Requirement:
 - a. Duplex, triplex, and multi-family housing shall provide a minimum of ten percent (10%) of the gross site area in landscaping, which is in addition to the required setback areas;
 - b. Up to forty percent (40%) of the required landscaping may include hard cape features such as patios and decks, as long as these features do not exceed lot coverage requirements.

9-01.03-21 [General Residential Zone Design Standards]

A. Purpose – The design standards are intended to provide detailed, human-scaled design, while affording flexibility to use a variety of building styles.

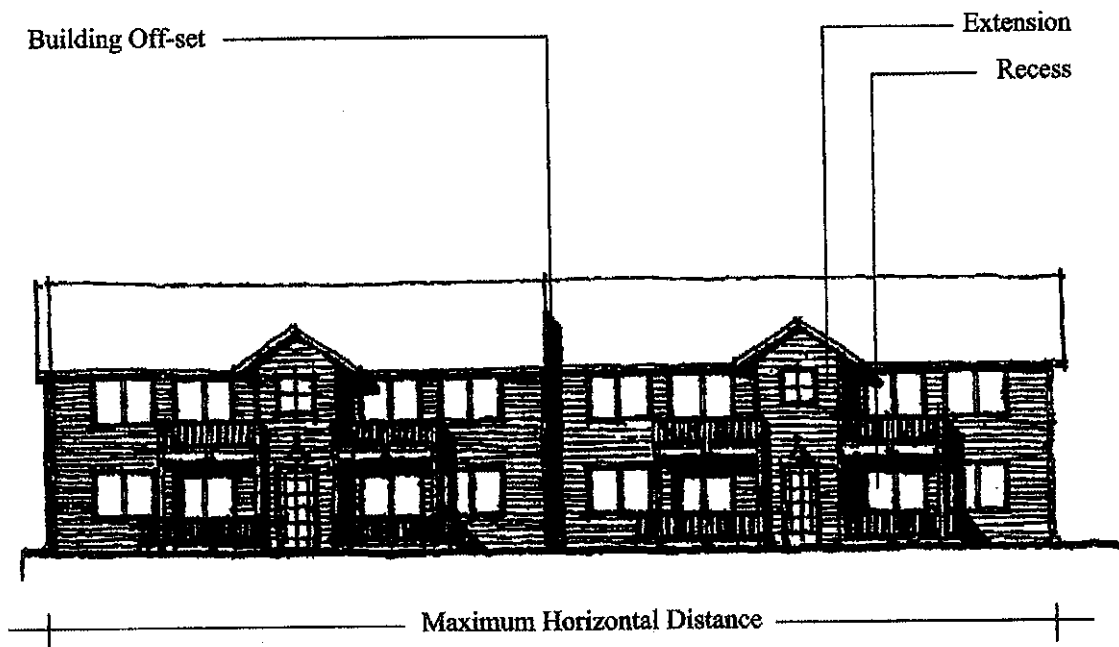
B. Applicability – This section applies to the buildings and uses described in GR Zone Tables below, which shall be reviewed through a Site Development Review application as described in Section 9-01.10-10 [Site Development Review].

<u>Table 03-21-1</u>		
<u>Application of Site Development Review to Permitted Uses in the General Residential Zone</u>		
Applicable Use	Type of Review	
	Site Development Type I	Site Development Type III
1. Detached Single Family dwelling	No Review Required, checklist required	
2. Duplex	Review Required *	
3. Triplex	Review Required *	
4. Multi-family dwelling (four (4) or more units)		Review Required
5. Boarding, lodging or rooming house	Review Required *	
6. Residential care home	Review Required *	
7. Residential care facility		Review Required
8. Home occupation	Refer to Section 9-10	
9. Community garden	No Review Required	
*Note: Choosing option <u>9-01.03-21.C.3.n</u> would require Site Development Review Type III; otherwise a Type I review is required.		

Table 03-21-2**Application of Site Development Review to Conditional Uses in the General Residential Zone**

Applicable Use	Type of Review	
	Site Development Review I	Site Development Review III
1. Churches and other places of worship		Review Required
2. Community building		Review Required
3. Governmental use		Review Required
4. Hospital, Sanitarium, Rest Home, Nursing or Convalescent Home		Review Required
5. Elderly housing		Review Required
6. School or college		Review Required
7. Public utility structure		Review Required
8. Bed and breakfast inn		Review Required
9. Public pocket park	No Review Required	
10. Other similar or appropriate uses as approved by a Conditional Use Permit		Review Required

C. Standards- All uses shall comply with all of the following standards. The graphics provided with each standard are intended to show examples of how to comply. These design standards work together to promote a desirable residential area while allowing for flexibility of development and still maintaining compatibility with the community. These standards provide certainty to property owner's, developers and neighbors about the allowable uses.

Figure 03-21-1 : [Building Form (Multi-family Housing Example)]

1. For single family dwellings refer to the design standards and design details specified in the R Zone Table 03-11-1

2. **Building Form for Duplex, Triplex and Multi-family Dwellings.** The maximum horizontal distance of an individual building on one (1) lot shall not exceed one hundred (100) feet. All building facades shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building surfaces, as illustrated in Figure 03-21-01. These features shall occur at a minimum of every twenty-five (25) horizontal linear feet. Each floor shall contain at least two (2) of the following features on each elevation (front, rear and sides):

- a. Recess (e.g., deck, patio, courtyard, entrance or similar feature) that has a minimum depth of five (five) feet;
- b. Extension (e.g., floor area, deck, patio, entrance or similar feature) that projects a minimum of two (2) feet and runs horizontally for a minimum length of four (4) feet;
- c. Offsets or breaks in roof elevation of two (2) feet or greater in height.

3. **Roof pitch and Eaves.**

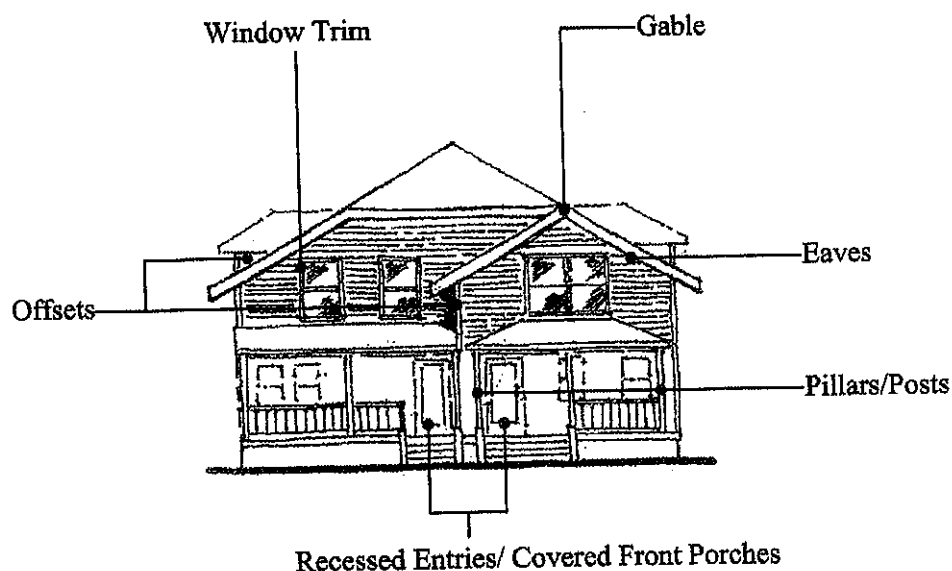
- a. The minimum roof pitch will be 4:12.
- b. The minimum eave projection is 12 inches.
- c. Eave distance is measured on a level plain from the exterior surface of the wall to the inside surface of the fascia board.

4. **Exterior Finish.**

- a. Exterior finishes shall be of architectural grade materials.
- b. Plain concrete block, plain concrete, plywood, sheet pressboard, T-111, and corrugated metal are not allowed as exterior finish material except as secondary finishes covering no more than 10 percent of the surface area of each façade. T-111 may be used in a board-and-bat finish.
- c. Trim must mark all building roof lines, porches, windows and doors on all facades. Buildings with an exterior material of masonry are exempt from this standard.

5. **Eyes on the Street.** At least fifteen percent (15%) of a street facing façade must be windows or doors. Windows in garage doors do not count toward meeting this standard, but windows in garage walls do count toward meeting this standard unless the door is less than 27 square feet in area and faces the street property line. Windows in garage walls count towards meeting this standard.

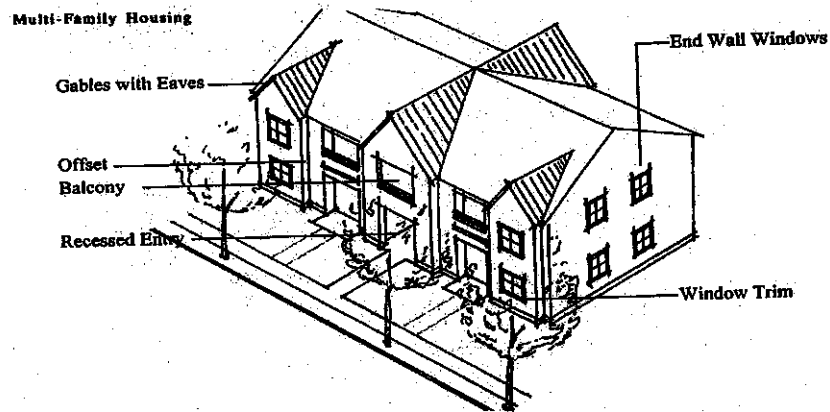
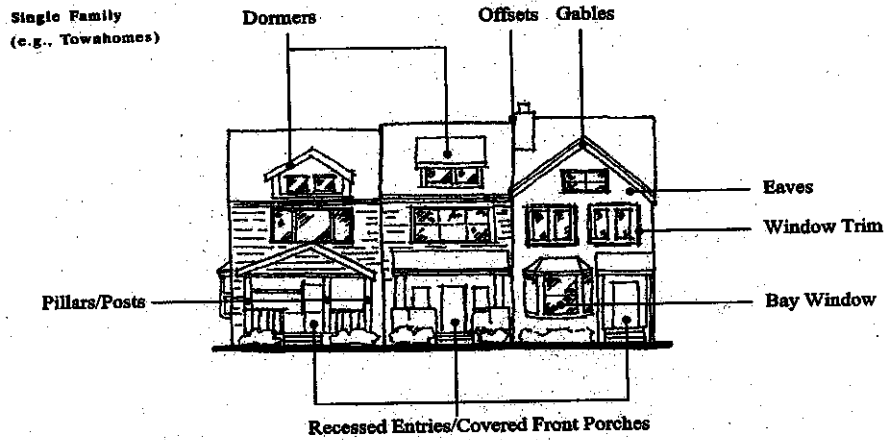
Figure 03-21-2 : [Examples of Architectural Details (Duplex)]



6. Detailed Design—Primary buildings shall provide detailed design along all elevations (i.e., front, rear and sides). Detailed design shall be provided by using the following architectural features as follows: any street facing façade shall have at least six (6) of the following features on each side, and any non-street facing façade shall have at least four (4).

- a. Dormers
- b. Gables
- c. Recessed entries
- d. Covered porch entries
- e. Cupolas or towers
- f. Pillars or wrapped posts
- g. Off-sets in building face or roof (minimum 16 inches)
- h. Window trim minimum of 3.5 inches wide
- i. Bay or bow windows
- j. Balconies
- k. Decorative patterns on exterior finish (e.g., scales/shingles, wainscoting, ornamentation, and similar features)
- l. Decorative cornices and roof lines (e.g., for flat roofs).
- m. Shutters
- n. Roof pitch greater than or equal to nominal 6:12
- o. Architectural grade laminated shingles, cedar shakes or shingles, tile, slate, or copper (not including standard three (3) tab asphalt shingles).
- p. Brickwork or masonry
- q. An alternative feature providing visual relief, similar to options *a–q* must be approved by the Planning Commission.

Figure 03-21-3: [Additional Examples of Detailed Design Elements]



9-01.03-30 [Low Density Residential Zone, LDR]

Purpose – The Low Density Residential Zone (LDR) is intended to provide for the orderly growth of the City and provide a transition area between the areas of higher density and rural areas of the county that do not have natural boundaries. All development in the LDR Zone will be reviewed as a Planned Development in accordance with Section 9-01-03.80

A. **Uses Permitted Outright** – In an LDR zone the following uses and their accessory uses are permitted outright:

1. Dwelling, Single-family;
2. Crops cultivation including farm, garden or nursery;
3. Home Occupation subject to Section 9-10.

B. **Conditional Uses Permitted** – In an LDR zone the following uses and their accessory uses are permitted when authorized in accordance with Section 9-01-06 of this chapter:

1. Church;
2. Community building;
3. Governmental use;
4. School or college;
5. Public utility structure;
6. Public park or playground.

C. **Prohibited Uses** – The use of an automobile travel trailer as a residence on individual lots is prohibited.

D. **Dimensional Standards** – In an LDR zone the following dimensional standards shall apply, except as provided for in Section 9-01.05:

1. The front yard shall be a minimum of twenty (20) feet;
2. Each side yard shall be a minimum of five (5) feet, except that on a corner lot the side yard on the street shall be a minimum of fifteen (15) feet;
3. The rear yard shall be a minimum of ten (10) feet;
4. Lot size – The minimum lot size in the LDR zone shall be ten thousand (10,000) square feet;
5. Any yard adjacent to the Urban Growth Boundary of the City of Vernonia shall be one hundred (100) feet;
6. The lot width at the front building line shall be a minimum of fifty (50) feet;
7. The lot depth shall be a minimum of one hundred (100) feet;
8. The building height shall be a maximum of thirty-five (35) feet;
9. Not more than fifty percent (50%) of the lot area shall be covered by buildings or impervious surfaces.

9-01.03-31 Low Density Residential Zone Design Standards.

A. **Purpose** – The design standards are intended to provide detailed, human-scaled design, while affording flexibility to use a variety of building styles.

B. **Applicability** – This section applies to the buildings and uses described in the following two Tables, which shall be reviewed through a Site Development Review application as described in Section 9-01-10, Site Development Review:

Table 03-31-1**Application of Site Development Review to permitted uses in the Residential Zone**

Applicable Use	Type of Review	
	Site Development Type I	Site Development Type III
a. Dwelling, Single family	No review required – checklist required	
b. Dwelling, Two family (Duplex)	Review required*	
c. Commercial Farm, garden, or nursery	Review required*	
d. Home Occupation –no review	Subject to 9-10	

NOTE: Choosing option 9-01-03-11.C 6. b. x. would require Site Development Review Type III; otherwise a Type I review is required

Table 03-31-2**Application of Site Development Review to Conditional Uses in the Residential Zone**

Applicable Use	Type of Review	
	Site Development Review I	Site Development Review III
a. Churches and other places of worship		Review required
b. Community building		Review required
c. Governmental use		Review required
d. School or college		Review required
e. Public utility structure		Review required
f. Bed and breakfast inn		Review required
g. Public park or playground		Review required
h. Other similar or appropriate uses as approved by a Conditional Use Permit		Review required

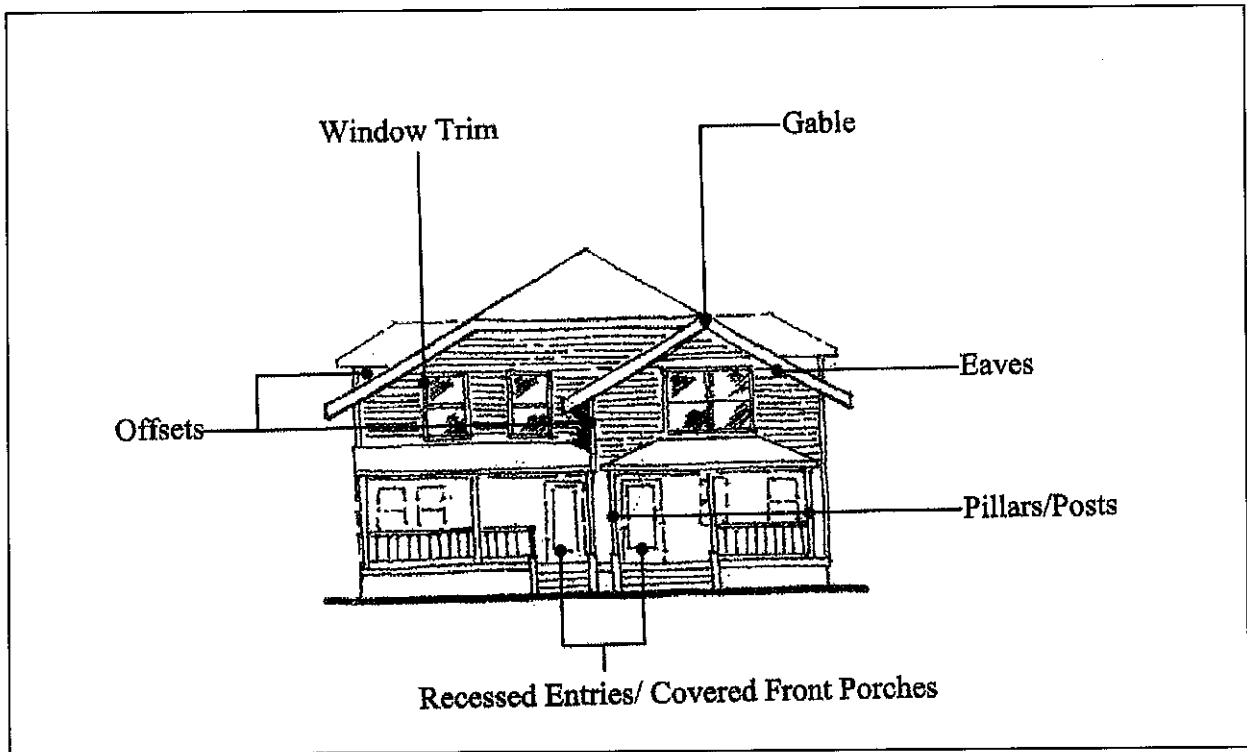
C. Standards. – All uses shall comply with all of the following standards. The graphics provided with each standard are intended to show examples of how to comply. These design standards work together to promote a desirable residential area while allowing for flexibility of development and still maintaining compatibility with the community. These standards provide certainty to property owners, developers and neighbors about the allowable uses. No manufactured home shall be placed upon a lot unless it has the Oregon State Seal of Approval or equivalent. No manufactured home shall be over 5 years old at the time of installation.

1. Foundation and Anchoring.

- a. All dwellings shall be placed on an excavated and backfilled foundation which encloses the perimeter so that the home is not more than 12 inches above grade on the uphill side of the home, except in areas where flood plain regulations requires a greater elevation.
- b. The perimeter enclosure will be a permanent structure constructed of concrete, cement block or masonry block.
- c. All dwellings shall be anchored to the ground in accordance to applicable state or federal requirements and/or flood plain requirements.
- d. Manufactured homes shall have wheels, axles and hitch mechanisms removed and be de-titled.

2. Main Entrance. At least one main entrance for each structure must:
 - a. Be within 8 feet of the longest street facing wall of the dwelling unit and one of the following:
 - (1) Face the street
 - (2) Be at an angle of up to 45 degrees from the street
 - b. Open onto a porch or a covered entryway.
 - c. Porches must meet all of the following requirements
 - (1) Be at least 50 square feet in area
 - (2) Have at least one entrance facing the street
 - (3) Have a roof that is no more than 12 feet above the floor of the porch
 - (4) Be at least 30 percent solid
 - (5) Have pillars, columns or wrapped posts with no exposed hardware unless the exposed hardware is an architectural feature (i.e. custom fabricated hardware intended to be visible as part of the look of the house)
 - d. Covered entries must meet all of the following requirements:
 - (1) Be at least 32 square feet in area
 - (2) Have pillars, columns or wrapped posts with no exposed hardware unless the exposed hardware is an architectural feature (i.e. custom fabricated hardware intended to be visible as part of the look of the house)
3. Eyes on the Street.
 - a. At least 15 percent of the street facing façade must be windows or doors.
 - b. Windows in garage doors do not count toward meeting this standard unless the door is less than 27 square feet in area and faces the street property line.
 - c. Windows in garage walls count toward meeting this standard.
4. Roof pitch and Eaves.
 - a. The minimum roof pitch will be 4:12.
 - b. The minimum eave projection is 12 inches.
 - c. Eave distance is measured on a level plain from the exterior surface of the wall to the end of the rafter tail or the inside surface of the fascia board.
5. Exterior Finish.
 - a. Exterior finishes shall be of architectural grade materials.
 - b. Plain concrete block, plain concrete, plywood, sheet pressboard, T-111, and corrugated metal are not allowed as exterior finish material except:
 - (1) Secondary finishes covering no more than 10 percent of the surface area of each façade (E.g. T-111 may be used in a board-and-bat finish).
 - (2) Trim must mark all building roof lines, porches, windows and doors on all facades. Buildings with an exterior material of masonry are exempt from this standard.

Figure 03-31-3
Examples of Architectural Detail Single Family Dwelling



6. Detailed Design. If a dwelling is designed with a roof pitch greater than or equal to 6:12, then any street facing façade shall have at least four (4) of the following architectural features. If a dwelling is designed with a roof pitch less than 6:12, then any street facing façade shall have at least six (six) of the following architectural features:

- (1) Dormers
- (2) Gables
- (3) Recessed entries
- (4) Covered porch entries
- (5) Pillars or wrapped posts
- (6) Off-sets in building face or roof (minimum 16 inches)
- (7) Bay or bow windows
- (8) Decorative patterns on exterior finish (e.g., scales/shingles, wainscoting, ornamentation, and similar features)
- (9) Decorative cornices and roof lines (e.g., for flat roofs).
- (10) Shutters
- (11) Architectural grade laminated shingles, cedar shakes or shingles, tile, slate, or copper (not including standard three-tab asphalt shingles).
- (12) Brickwork or masonry.
- (13) An alternative feature providing visual relief, similar to options 1-12 (Must be approved by the Planning Director).

9-01.03-40 [General Commercial Zone, GC]

Purpose – The General Commercial Zone (GC) is intended to provide for the broad range of commercial operations and services required for the proper and convenient functioning of commercial centers serving large areas of the county. Uses permitted are intended to include all retail and service operations that may be appropriately located within a shopping district and that are normally required to sustain a community.

A. Uses Permitted Outright – In a GC zone the following uses and their accessory uses are permitted outright:

1. Retail or wholesale trade establishment;
2. Repair or maintenance service;
3. Office;
4. Personal or business service establishment;
5. Eating or drinking establishment;
6. Financial institution;
7. Amusement establishment.

B. Conditional Uses Permitted -- In a GC zone the following uses and their accessory uses are permitted subject to the provisions of Section 9-01.06 of this chapter:

1. A use permitted outright or as a conditional use in the GR zone;
2. Public or private athletic fields;
3. RV parks;
4. Railroad or other transportation facility passenger depot;
5. Public or semi-public buildings such as city government buildings, fire stations and power substations, and uses essential to the physical, economic and social welfare of the area;
6. Single or multi-family dwelling units located on the second story of any permitted use as set forth in Section 9-01.03-40.A above.
7. Manufactured Home Park
8. Adult Entertainment as regulated by Title 10 (Ordinance 850)

C. Standards – In a GC zone the following standards shall apply, except as provided for in Section 9-01.05. Further, for lots that share a boundary with a residential zone, the side of the lot that shares the boundary shall have the same dimensional, development and design standards as the residential zone with which it shares the boundary.

1. The minimum lot size, shape and yards for residential uses in a GC zone, other than for a manufactured home park, shall be the same as in a GR zone;
2. The maximum height shall be 45 feet;
3. Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.
4. Provisions for signage, parking, access and other relevant development standards shall be provided in compliance with City land use regulations.

D. Prohibited Uses – In a GC zone the following uses and their accessory uses are prohibited:

1. The use of an automobile travel trailer as a residence on individual lots.

09-01.03-50 [Downtown Zone, DT]

Purpose—The purpose of the Downtown Zone is to identify an area of the City as a vibrant commercial center with special uses, development types and design, which is different from the General Commercial Zone. The City wants to strengthen the Downtown Zone as the “heart” of the community, the logical place for people to gather, and the civic and business center. The Downtown Zone is intended to support this goal through elements of design and appropriate mixed-use development. This section provides standards for the orderly improvement of the Downtown Zone based on the following principles:

- Efficient use of land and urban services;
- A mixture of land uses to encourage walking as an alternative to driving, and provide more employment and housing options;
- Provide formal and informal community gathering places;
- A distinct storefront character which identifies the Downtown Zone;
- Connect to the residential neighborhoods and employment areas of the city;
- Provide visitor accommodations and tourism amenities; and
- Design standards that maintain and enhance the city’s historic architecture.

A. **Uses Permitted Outright** – In the Downtown Zone, the following land uses and building types shall be permitted outright:

1. Detached dwellings (existing housing only):
 - a. Replacement of existing housing is allowed when a home is destroyed or damaged beyond eighty percent (80%) of fair market value.
 - b. Replacement permits must be issued and construction begun within one (1) year’s time.
 - c. Replacement is allowed on by those who owned the property at the time of the destruction or damage;
2. Multi-family dwellings (four (4) or more units) attached (either above or behind) to a permitted non-residential use;
3. Home Occupations;
4. Bed and Breakfast establishments;
5. Churches and other places of worship;
6. Community building (clubs, lodges, similar uses);
7. Government offices and facilities (administration, public safety, transportation, utilities, and similar uses);
8. Libraries, museums, community centers and similar uses;
9. Public parking lots and garages;
10. Private utilities;
11. Entertainment enclosed completely within a building (e.g., movie theaters, clubs amusement uses);
12. Medical and dental offices, clinics and laboratories;
13. Office uses;
14. Personal and professional services (e.g., catering/food services, restaurants, Laundromats and dry cleaners, barbershops and salons, banks and financial institutions, and similar uses);
15. Repair services enclosed within a building, except auto-dependent uses;
16. Retail trade and services, except auto-dependent uses. Auto-oriented uses are permitted provided any drive-up/drive-through windows are not located between the building and the street frontage;
17. Mixed use development (housing and other permitted use).

B. Conditional Uses Permitted – In the Downtown Zone, the following conditional uses and their accessory uses are permitted subject to the provision of Section 9-01.06 of this chapter:

1. Hotels,
2. Day care (includes both family day care: twelve (12) children or fewer, and commercial day care;; more than twelve (12) children):
3. Light manufacturing (e.g., small-scale crafts, electronic equipment, bakery, furniture, similar goods) when in conjunction with retail:
4. Uses similar to those listed above.

C. Only uses specifically listed above and similar uses are permitted in the Downtown Zone

D. Setbacks

Purpose – In the Downtown Zone, buildings are placed close to the street to create a vibrant pedestrian environment, to slow traffic down, provide a storefront character to the street, and encourage walking. the setback standards are flexible to encourage public spaces between sidewalks and building entrances (e.g., extra-wide sidewalks, plazas, squares, outdoor dining areas, and pocket parks). The standards also encourage the formation of solid blocks of commercial and mixed-use buildings for a walk-able Downtown Zone.

Application – The standard, as listed below, apply to both primary structures and accessory structures. The standards may be modified only by approval of a variance, in accordance with the City's variance criteria and procedures in Section 9-01.08-10.

(1) Front Setbacks

- a. Minimum setback – The minimum front setback is zero (0) feet;
- b. Maximum setback – the maximum allowable front setback is fifteen (15) feet. this standard is met with a minimum of seventy-five percent (75%) of the front building elevation is placed no more than fifteen (15) feet back from the front property line. On parcels with more than one (1) building, this standard applies to the building with the longest façade (in linear feet) facing the street. The maximum setback standard may be increased by fifty percent (50%) when a usable public space with pedestrian amenities (e.g., extra seating) is provided between the building and front property lien (see Paragraph 9-01.30-50.G2 Pedestrian Amenities of this section).

(2) Minimum Rear Setback

- a. For street-access lots: zero (0) feet; and
- b. For alley-access lots: eight (8) feet (measured from building to rear property line or alley easement) in order to provide space for parking at the rear of the building.

(3) Minimum Side Setback: There is no minimum side setback (zero (0) feet) required, except that fences and landscaping shall conform to the vision clearance standards in Section 9-01.04.40 and requirements.

(4) Setback exceptions: Eaves, chimneys, bay windows, overhangs, cornices, awnings, canopies, porches, decks, pergolas, and similar architectural features that encroach into setbacks must be reviewed by the Planning Commission and are subject to compliance with applicable standards of the International Building Code and Uniform Fire Code.

E. Limitation of on Street-Level Housing – In order to reserve storefront space for commercial uses and public/institutional uses, no more than fifty percent (50%) of the total linear street frontage of a single lot may be occupied by residential development, including doorways, garages and residential windows. This standard does not limit residential uses above the street level on upper stories, or behind street level storefronts. For lots with street access at more than one (10 level (e.g., sloping sites with two

(2) street frontages), the limitation on residential building space shall apply to the combination of all street frontages.

F. Maximum Building Height – Buildings shall be no more than thirty-five (35) feet in height. The maximum height may be increased by ten (ten) feet when housing is provided above the ground floor (“vertical mixed use”). The building height increase for housing shall apply only to that portion of the building that contains housing.

<u>DT Zone Table 03-50-1</u>		
<u>Application of Site Development Review to the Downtown Zone</u>		
Applicable Use	Type of Review	
	Site Development Review Type I	Site Development Review Type III
1. Multi-family dwellings (four (4) or more units) located above or behind a permitted non-residential use: four (4) to ten (10) total units	Review Required	
2. Multi-family dwellings (four (4) or more units) located above or behind a permitted non-residential use: eleven or more total units		Review Required
3. Bed and breakfast inns	Review Required	
4. Churches and other places of worship		Review Required
5. Clubs, lodges, similar uses	Review Required	
6. Government offices and facilities (administration, public safety, transportation, utilities, and similar uses)	Review Required	
7. Libraries, museums, community centers and similar uses	Review Required	
8. Entertainment enclosed within a building (e.g., movie theaters, clubs, amusement uses)	Review Required	
9. Medical and dental offices, clinics and laboratories	Review Required	
10. Office uses	Review Required	
11. Personal and professional services (e.g., catering/food services, restaurants, Laundromats and dry cleaners, barber shops and salons, banks and financial institutions, and similar uses)	Review Required	
12. Repair services enclosed within a building, except auto dependent uses	Review Required	
13. Retail trade and services, except auto dependent uses	Review Required	
14. Mixed-use development (housing and other permitted uses)	Review Required	
15. Hotels		Review Required
16. Day care (all day care uses, regardless of number of children)		Review Required
17. Light manufacture (e.g., small scale crafts, electronic equipment, bakery, furniture, similar goods) when in conjunction with retail		Review Required
18. All other uses permitted as a conditional use		Review Required

19. All uses listed above as 3.-19. with a total building square footage greater than ten thousand (10,000) square feet		Review Required
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G. Design Standards – In addition to City regulations for signage, parking, access and other site development requirements, the following additional standards apply in the Downtown Zone:

1. Detailed Storefront Design - All buildings shall contribute to the storefront character and visual relatedness of Bridge Street. this criterion is met by providing at least two (2) of the following architectural features along each building elevation that faces a street. [Note: the example shown on figure 08-50-1 is meant to illustrate required building design elements, and should not be interpreted as a required architectural style.]
 - a. Corner building entrances on corner lots – Alternatively, a building entrance may be located away from the corner when the building corner is beveled or incorporates other detailing to reduce the angular appearance of the building at the street corner.
 - b. Regularly spaced and similar-shaped windows with window hoods or trim on all building stories.
 - c. Large transparent display windows comprising a minimum of thirty per cent (30%) of the ground floor façade (non-residential uses only). Display windows shall be framed by bulkheads, piers and a storefront cornice (e.g., which separate ground floor from second story, as show on Figure 08-50-1).
 - d. Decorative patterns on the exterior finish (e.g., scales/shingles, wainscoting, ornamentation, and similar features).
 - e. Decorative cornices and roof lines (e.g., for flat roofs).
 - f. Exterior finishes shall be of architectural grade materials.
 - g. Plain concrete blocks, plain concrete, plywood, sheet pressboard, T-111, and corrugated metal are not allowed as exterior finish material except as secondary finishes covering no more than 10 percent of the surface area of each façade. T-111 may be used in a board-and-bat finish.
2. Pedestrian Amenities – This section is intended to provide comfortable and inviting pedestrian spaces within the Downtown Zone. Pedestrian amenities serve as informal gathering places for socializing, resting, and enjoyment of the city’s downtown, and contribute to a walkable district. Every development shall provide one (1) or more of the pedestrian amenities in items 9-01.03-50.G2a-e below. Pedestrian amenities may be provided within a public right-of-way when approved by the jurisdiction responsible for the right-of-way.
 [Note: The example shown in Figure 03-50-2 is meant to illustrate examples of pedestrian amenities. Other types of amenities and designs may be used.]
 - a. Building canopy, awning, pergola, or similar weather protection (minimum projection of four (4) feet over a sidewalk or other pedestrian space);
 - b. Hanging baskets, window boxes or groups of planters (totaling a minimum of six (6) square feet of plant area) located along building façade;
 - c. Building entrance door or doorway that contains design elements such as a door pull, brass kick plate, and office signage or appropriate –scale lighting;
 - d. A courtyard, square or extra-wide sidewalk next to the building entrance (minimum area of sixty-four (64) square feet);
 - e. Sitting space (i.e., dining area, benches or ledges) between the building entrance and sidewalk (minimum of sixteen (16) inches in height and thirty (30) inches in width).

Figure 03-50-1 : [Example of Typical Downtown Building Design Elements]

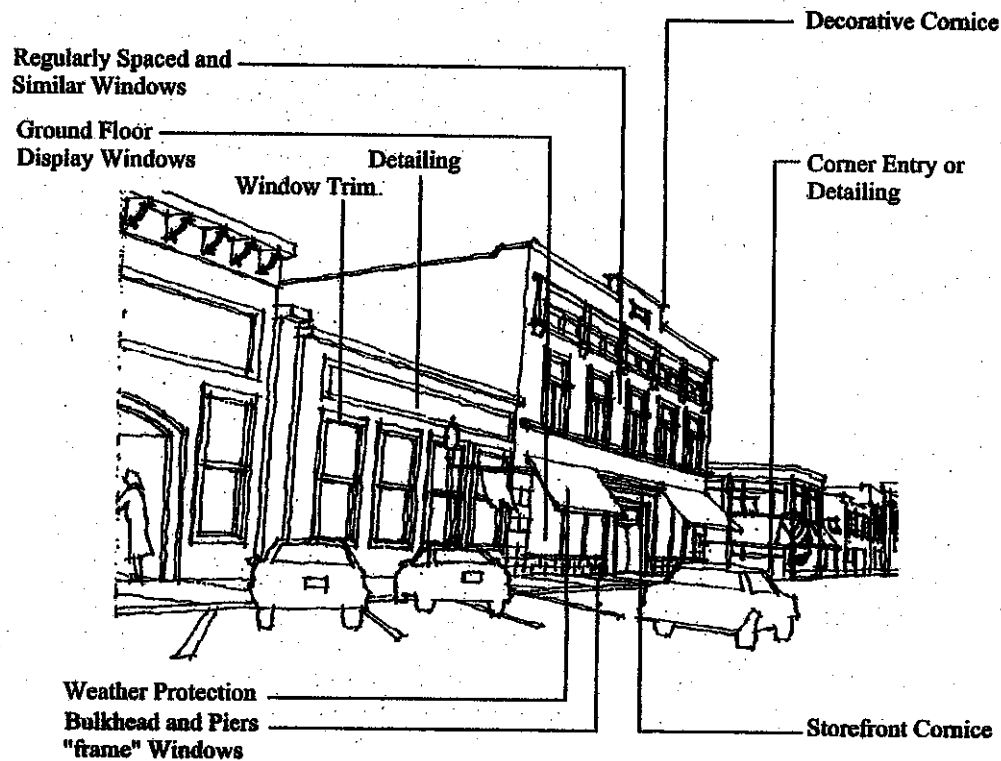
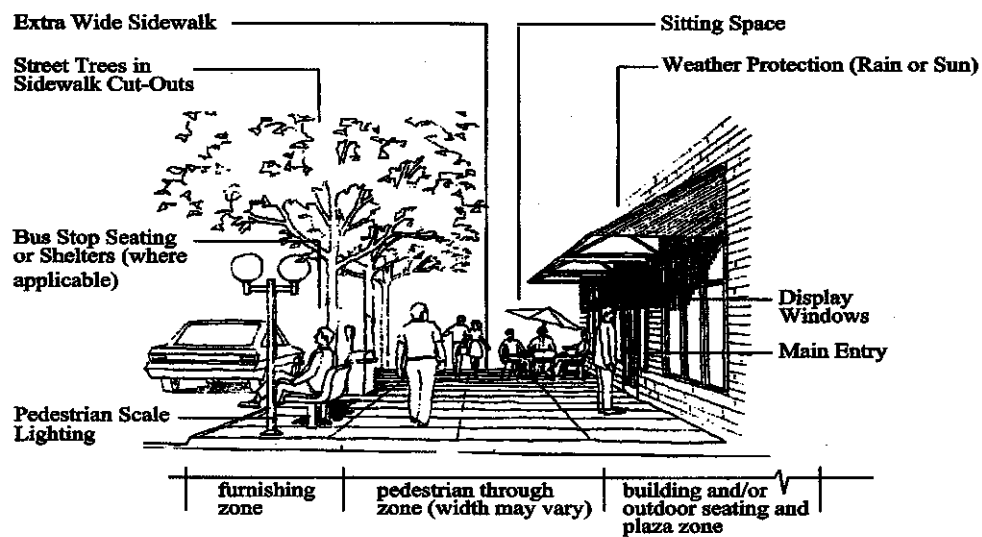


Figure 03-50-2: [Example of Typical Pedestrian Amenities]



9-01.03-60 [Light Industrial Zone]

Purpose The Light Industrial Zone is intended to provide for those manufacturing, warehousing, and sales operations which basically do not create objectionable amounts of noise, odor, dust glare, vibration or track or rail traffic.

A. Uses Permitted Outright – In an LI zone the following uses and their accessory uses are permitted outright:

1. Public utility structure;
2. Radio or television or other communication transmitter tower;
3. Repair and maintenance service of the type of goods found in retail trade establishments;
4. Animal hospital, provided no noise is audible greater than normally expected in an adjacent residential zone;
5. Wholesale, trucking and storage establishment;
6. Machine shop, cabinet shop;
7. Machinery, farm equipment, marine craft, motor vehicle sales, service and repair;
8. Building material storage yard;
9. Laboratory for equipment, materials or processes, research or testing;
10. Governmental buildings, including maintenance, repair, or storage facilities;]
11. Plumbing, heating, electrical or paint contractors storage, repair or sales shop;
12. Tire re-treading or vulcanizing shop;
13. Activities related to processing forest, agricultural and other products derived from permitted uses;
14. Manufacturing, repairing, compounding, research, assembly, fabricating, processing, packing, or storage activities provided such industrial land uses do not create a nuisance to adjacent residential zones because of excessive noise, smoke, odor, or gas and do not constitute a fire, explosion or other physical hazard.

B. Conditional Uses Permitted – In an LI zone the following conditional uses and their accessory uses are permitted subject to the provisions of Section 9-01.06 of this chapter.

1. Automobile wrecking yard, junk yard;
2. Dwelling unit or mobile home accessory to a permitted use including, but not limited to accommodations for a caretaker, night watchman, or owner of the business on the premises;
3. Biomass Electrical Generation Facility.

C. Standards – In an LI zone the following standards shall apply:

1. There shall be a maximum height limit of 45 feet.
2. Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.
3. Provisions for signage, parking, access and other site development standards shall be provided in accordance with City land use regulations.

9-01.03-70 [Public Recreation Zone, PR]

In a PR zone, the following regulations shall apply:

A. Uses Permitted Outright – In a PR zone use and betterment of the following and their accessory uses are permitted subject to the applicable provisions of Articles 9-01.04, 9-01.05, 9-01.06 and 9-01.12 of this chapter.

1. Parks and playgrounds, athletic fields, swimming and wading pools, golf courses tennis courts, picnic areas, campgrounds, RV accommodations, or similar recreation facility intended for use by the public;
2. Historical displays;
3. Museum;
4. Community buildings;
5. Open space areas, greenways, greenbelts.

B. Conditional Uses Permitted -- Expansion of existing facilities that would substantially increase overall capacity, or establishment of new facilities, may be permitted when authorized in accordance with the provisions of Articles 9-01.04, 9-01.05, 9-01.06 and 9-01.12 of this chapter.

1. Expansion of public parks and playgrounds, golf course, swimming pool or similar recreation facility.
2. Expansion of historical displays.
3. Expansion of museums.
4. Expansion of any permitted use as listed in 9-01.03-70.A.1 through 9-01.03-70A.5.
5. Expansion of any new permitted use as list in 9-01.03-70A.1 through 9-01.03-70A.5.

9-01.003-80 [Planned Development Zone]

A PD zone may be used only in combination with another zone. When a PD zone is combined with another zone, the following regulations shall apply;

A. Purpose – The purpose of the PD zone is to permit the application a new technology and greater freedom in design in land development than may be possible under a strict interpretation of the provisions of this code. The sue of these provisions is dependent upon the submission of an acceptable plan and satisfactory assurances it will be carried out. Such plan should accomplish substantially the same objectives as are proposed by the Comprehensive Plan for the area.

B. General Requirements – The following requirements shall govern the use of a PD zone;

1. A PD zone may be established in combination with any other zone;
2. A PD zone may contain only a planned development which has been approved in accordance with the provisions of this section;
3. A planned development may include any uses permitted outright or conditionally in any zone with the following exceptions:
 - a. Residential uses shall not be permitted in an LI zone;
 - b. Uses permitted in an LI zone shall not be permitted in an R, GR, LDR, DT or GC zone;
4. Requirements pertaining to area, density, yards, or similar dimensional standards shall be guided by the standards of the zone in which the planned development is proposed;
5. No building shall exceed a height which is greater than fourth-five (45) feet without voter approval in accord with the County ordinance. With voter approval, the Planning Commission may approve an allowable height of up to fifty percent (50%) greater than that of the maximum building height limitation of the zone in which the plan is proposed. Such height increases may be approved by the Planning Commission provided that the proposed height is not detrimental, incompatible or otherwise undesirable with respect to existing or future surrounding area development, and provided that one of the following can be found to exist:
 - a. That the height increase can be justified on the basis of unique lot characteristics, topographical conditions, or other natural features; or

- b. That the height increase can be justified on the basis of amenities provided or concessions made by the developer for which some bonus incentive is warranted;
- 6. For a planned development in a residential zone the total floor area of all commercial uses other than hotels, motels, trailer parks, resorts, and similar accommodations shall not exceed more than directly related in purpose and function to the remainder of the planned development;
- 7. In a residential zone where commercial uses are being developed in conjunction with residential percent (25%) of the residential units have been developed;
- 8. A planned development shall have a minimum of 15,000 square feet, exclusive of street right-of-way.

C. The Type III review procedure shall be used when a proposal for a planned development is submitted for consideration. In addition:

- 1. An applicant shall submit at least five (5) copies of a preliminary plan of a planned development to the City Administrator or his/her designee for study at least thirty (30) days prior to the Planning Commission meeting at which it will be discussed. The preliminary plan shall include the following information:
 - a. Proposed use, location, dimensions, height, and type of construction of all buildings. Proposed number of dwelling units, if any, to be located in each building;
 - b. Proposed circulation pattern including the location, width, and surfacing of streets, private drives, and sidewalks; the location of any curbs; the status of street ownership; and the location of parking areas and the number of spaces therein;
 - c. Proposed use of all open spaces including a plan for landscaping;
 - d. Proposed grading and drainage pattern;
 - e. Proposed method and plan for provision of water supply, sewage disposal, and electrical facilities;
 - f. Economic and supporting data to justify any commercial and industrial development in an area not so zoned;
 - g. Relationship of the proposed development to the surrounding area and to the Comprehensive Plan;
 - h. Proposed road improvements and supporting data to show that the proposed improvements are adequate for anticipated traffic.
- 2. Prior to consideration of the preliminary plan, copies shall be sent to any applicable agency or interest which may include the Columbia County Health Department; the City Engineering department; the City Public Works Department; the County Engineering Department; any other utility districts or fire districts in the area where the proposed development would be located; any cities which may be affected by the proposed development; the State Highway Department; and to any other appropriate federal, state, or local agencies. Officials of these agencies shall be given at least ten (10) days to review the plan, suggest revisions, and return the plans to the City of Vernonia;
- 3. Planned Development Approval Criteria: The Planning Commission shall consider the preliminary development plan at a meeting, at which time the comments of persons receiving the plan for study shall be reviewed. In considering the plan, the Planning Commission shall seek to determine that;
 - a. There are special physical conditions or objectives of the development which warrant a departure from the standard code requirements;
 - b. The proposed development will not be inconsistent with the Comprehensive Plan provisions or zoning objectives of the area;
 - c. The area at least two hundred and fifty (250) feet from the outside boundary of the lot upon which the development is proposed, is or can be planned to be in substantial harmony with the proposal;

- d. The plan can be completed within a reasonable period of time;
 - e. Any proposed commercial or industrial development can be justified economically;
 - f. The streets are adequate to support the anticipated traffic and the development will not overload the streets outside the planned area;
 - g. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed and will not create a drainage or pollution problem outside the planned area;
4. The Planning Commission may approve, deny or recommend revision of the preliminary plan of the planned development;
 5. If the preliminary plan for the planned development is approved, the Planning Commission may attach conditions it finds necessary to carry out the purposes of this chapter. These conditions may include the following:
 - a. Increasing the required setbacks;
 - b. Limiting the height of buildings;
 - c. Controlling the location and number of vehicular access points;
 - d. Establishing new streets, increasing the right-of-way of roadway width of existing streets, requiring curbs and sidewalks, and, in general, improving the traffic circulation system;
 - e. Increasing the number of parking spaces and improving design standards for parking areas;
 - f. Limiting the number, size, location, and lighting of signs;
 - g. Designating sites for open space and recreational development, and, in general improving landscaping requirements;
 - h. Requiring additional view obscuring screening or fencing;
 - i. Requiring performance bonds to assure that the planned development is completed as approved within the time limit as established by the Planning Commission;
 - j. Requiring appropriate contractual agreement with the County or with special districts to assure development of streets, curbs, gutters, sidewalks, and all utilities to acceptable standards;
 6. If the Planning Commission approves the preliminary plan of the planned development, the applicant may initiate a request for an amendment to the Zoning Map to establish a PD zone in combination with another zone. Amendment procedure shall be as specified in Section. 9-01.09-10 to 9-01.09-20 of this chapter. If the Planning Commission finds to the contrary, it may recommend the application be denied, or returned to the applicant for revision;
 7. If the Planning Commission denies a request for approval of a preliminary plan for a planned development, the applicant may appeal the decision to the City Council in accordance with the Type III appeal provisions. In the event that the City Council approves the preliminary plan, the City Council shall remand the application to the Planning Commission for reconsideration.

D. Approval of an amendment and any provisions of the approval to establish a PD zone shall constitute final approval of the plan for the planned development. Building permits for all or any portion of a planned development shall be issued on the basis of the approved plan. An application for a building permit shall be preceded or accompanied by submission of any required bonds or deeds for public dedication or contractual agreements for development or public facilities.

E. Any change in the approved plan shall be submitted to the Planning Commission for processing as an amendment to the ordinance in accordance with Section 9-01.10-60.

F. If no building permits have been issued within one (1) year of the date of final approval of the planned development, it shall be terminated unless a request to extend the time limit is approved by the Planning Commission.

G. Upon abandonment of a Planned Development, the Planned Development Zone may be nullified and further use of the property and structures thereon shall be in accordance with the existing zone.

H. If a development authorized under this section has not been substantially completed within two (2) years from the date of its final approval and a request to extend the time limit has not been approved by

the Planning Commission, the Planned Development Zone may be nullified and further use of the property and structures thereon shall be used in accordance with the existing zone.

9-01.03-90 Institutional Public Zone (IP)

A. Purpose

The IP zoning district provides for major institutional and government activities such as schools, public parks, government offices utility structures, hospitals, correctional facilities and other similar public and quasi-public uses.

B. Permitted Uses

All uses in the IP Zone are reviewed as a Conditional Use.

C. Conditional Uses

The following uses are permitted as conditional uses provided such uses meet the conditional use standards and are approved in accordance with Section 9-01.06:

1. Government offices, including but not limited to postal stations, administrative offices, police and fire stations.
2. Public use buildings, including but not limited to libraries, museums, community centers, and senior centers.
3. Cemeteries and crematory mausoleums.
4. Public recreational facilities, including but not limited to parks, playfields, golf courses, and sport and racquet courts.
5. Public and private schools providing education at the preschool level or higher, excluding commercial trade schools.
6. Public and private utilities, including but not limited to telephone exchanges, electrical substations, gas regulator stations, treatment plants water wells and public works yards.
7. Radio, television and similar communications stations, including transmitters and wireless communication towers.
8. Dwelling unit, including a manufactured home for one (1) security person employed on the premises and their immediate family, and other forms of residence normally associated with a conditional use, as determined by the Planning Commission.

D. Prohibited uses

The following use(s) are expressly prohibited:

1. Private lodges, fraternal organizations, country clubs, and other similar clubs.

E. Dimensional Standards

No lot area, setback, yard, landscaped area, open space, off-street parking or loading area, or other site dimension or requirement existing on or after the effective date of this Code shall be reduced below the minimum required by this Code. Nor shall the conveyance of any portion of a lot, for other than a public use or right-of-way, leave a lot or structure on the remainder of said lot with less than minimum Code dimensions, area, setbacks or other requirements, except as permitted by Variances, Section 9-01.08.

1. Lot Dimensions

Except as other wise provided, no minimum lot areas or dimensions are required.

2. Setbacks

Except as other wise provided in Section 9-01.05-60, the minimum required setbacks in the IP zone shall be:

- a. Front yard: None, except that when the lot abuts a residential zone or public park property, the setbacks shall be a minimum of twenty (20) feet.
- b. Side yard: None, except that when the lot abuts a residential zone or public park property, the setbacks shall be a minimum of twenty (20) feet.
- c. Rear yard: None, except that when the lot abuts a residential zone or public park property, the setbacks shall be a minimum of twenty (20) feet.

3. Height

Except as otherwise provided, or as otherwise determined by the Planning Commission the maximum height of buildings in the IP zone shall be thirty-five (35) feet, except that structures within one hundred (100) feet of a residential zone shall be limited to the average height of surrounding uses in that zone.

F. Development Standards

All development in the IP zone shall comply with the following standards where relevant:

1. Off-street parking in compliance with Section 9-01.04-50
2. Signs in compliance with Section (Ordinance 804)
3. Site development review in compliance with Section 9-01.10-10

9-01.04 [Supplementary Provisions]

9-01.04-10 [Maintenance of Minimum Code Requirements]

The provisions of Section 9-01.02-10 describe code compliance standards.

9-01.04-20 [Access]

Every lot shall abut a street, other than an alley, for at least twenty-five (25) feet.

9-01.04-30 [General Provisions Regarding Accessory Uses]

An accessory use shall comply with the requirements for a principal use, except as this code specifically allows to the contrary.

9-01.04-40 [Fences]

Prior to construction of a fence, the applicant shall file a fence permit application with the City in accordance with the Type I review provisions. A fence or hedge within a front yard, and with 20 feet of the street side yard closest to the street intersection, shall not exceed an elevation four (4) feet above grade. Otherwise, fences may not exceed six (6) feet in height.

9-01.04-50 [Off-Street Parking and Off-Street Loading Requirements]

At the time a new structure is erected or enlarged or the use of an existing structure is change, off-street parking spaces, loading areas, and access thereto shall be provided as set forth in this section unless greater requirements are otherwise established.

- A. Requirements for types of buildings and uses not specifically listed herein shall be determined by the Planning Commission, based upon the requirements of comparable uses listed.
- B. In the event several uses occupy a single structure or parcel of land, the total requirements shall be the sum of the requirements of the several uses computed separately.
- C. Owners of two (2) or more uses, structures, or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap, provided that satisfactory legal evidence is presented to the Planning Commission in the form of deeds, leases, or contracts to establish the joint use.
- D. Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons, and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.
- E. Areas used for standing and maneuvering of vehicles shall have durable surfaces maintained adequately for all-weather use and be so drained as to avoid flow of water across public sidewalks.
- F. Except for parking to serve dwelling uses, parking and loading areas adjacent to or within residential zones or adjacent to residential uses shall be designed to minimize disturbance of residents by the erection between the uses of a sight-obscuring fence of not less than five (5) nor more than six (6) feet in height except where vision clearance is required.
- G. Parking spaces along the outer boundaries of a lot shall be contained by a curb or bumper rail at least four (4) inches high and set back a minimum of four and one-half (4 ½) feet from the property lines.
- H. Parking spaces shall be identified by striping or a physical barrier or a combination of the two.

- I. Artificial lighting which may be provided shall not create or reflect substantial glare in a residential zone or on any adjacent dwelling.
- J. Groups of more than four (4) parking spaces shall be served by a driveway so that no backing movements or other maneuvering, within a street other than an alley, will be required.
- K. Passenger Loading- A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading children shall be located on the site of any school having a capacity greater than twenty-five (25) students.
- L. Loading of Merchandise, Materials, or Supplies – Buildings or structures which receive and distribute materials or merchandise by truck shall provide and maintain off-street loading berths in sufficient numbers and size to adequately handle the needs of the particular use. Off-street parking areas used to fulfill the requirements of this code may be used for loading and unloading operations during periods of the day when not required to take care of parking needs.

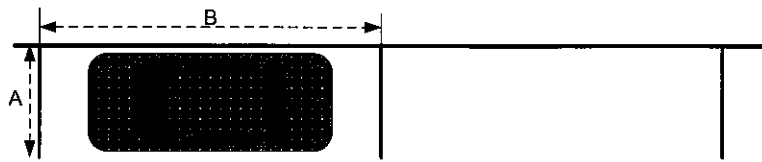
1. Off-Street Parking Space Requirements:

1. Dwelling:	Two (2) spaces for each dwelling unit;
2. Boarding, lodging, or rooming house:	One (1) space for each guest accommodation;
3. Motel, hotel, or group cottages:	One (1) space for each guest accommodation;
4. Hospital, nursing home, or similar institution:	One (1) space for each patient/guest accommodation;
5. Church, club, or similar place of assembly:	One (1) space for each four (4) seats, or one (1) space for each fifty (50) square feet of floor area used for assembly;
6. Library:	One (1) space for each three hundred (300) square feet of floor area;
7. School	0.2 spaces per student and staff, plus a reduction of 25% for legally documented shared parking;
8. Dancehall, skating rink:	One (1) space for each seventy five (75) square feet of floor area;
9. Bowling alley:	Six (6) spaces for each alley;
10. Retail store, eating and drinking establishment:	One (1) space for the first two-hundred (200) square feet of floor area, and one space for each additional 100 square feet;
11. Service or repair shop, retail store handling bulky merchandise such as automobiles and furniture:	One (1) space for each six hundred (600) square feet of floor area;
12. Bank, office:	One (1) space for each five hundred (500) square feet of floor area;
13. Medical and dental clinic:	One (1) space for each one hundred (100) square feet of floor area;
14. Warehouse, storage, floor and wholesale business:	One (1) space for each two thousand (2,000) square feet of or storage area;
15. Manufacturing establishment:	One (1) space for each one thousand (1,000) square feet of floor area.

- M. Compact parking spaces: No more than 25% of the parking spaces in a parking area or lot may be allocated to compact car parking. No compact car spaces are allowed in a parallel parking configuration.
- N. Dimensional requirements: The minimum parking space and aisle dimensions for the most common parking angles are shown below. For parking angles and configurations other than those shown, the minimum parking space length and driving aisle dimensions shall be determined by the Planning Director. Regardless of the parking angle, one-way aisles shall be at least 16 feet wide, and two-way aisles shall be at least 22 feet wide.

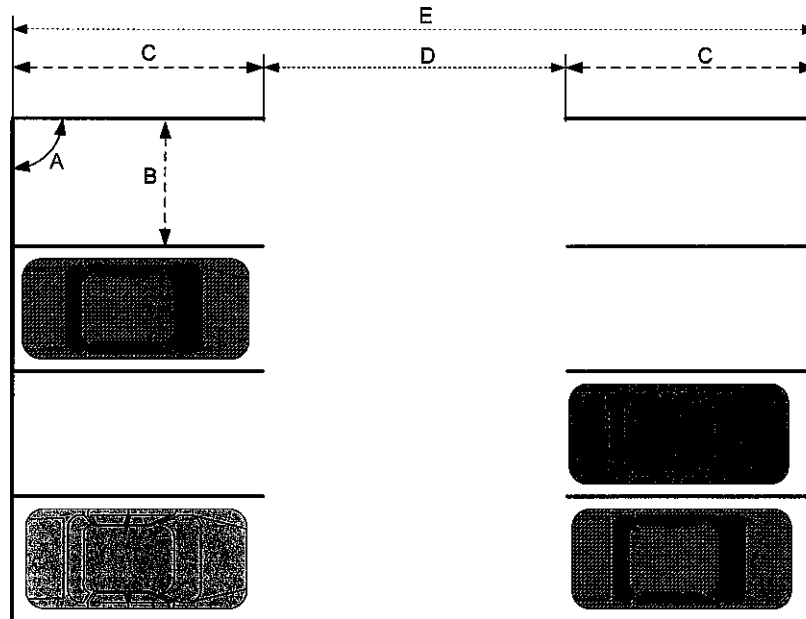
Parking Configurations:

Parallel, (0 degree) - The minimum dimensional requirements for parallel parking spaces are:



- A. Parking space width: 8 feet
- B. Parking space length: 28 feet

Perpendicular (90-Degree), - The minimum dimensional requirements for this configuration are:



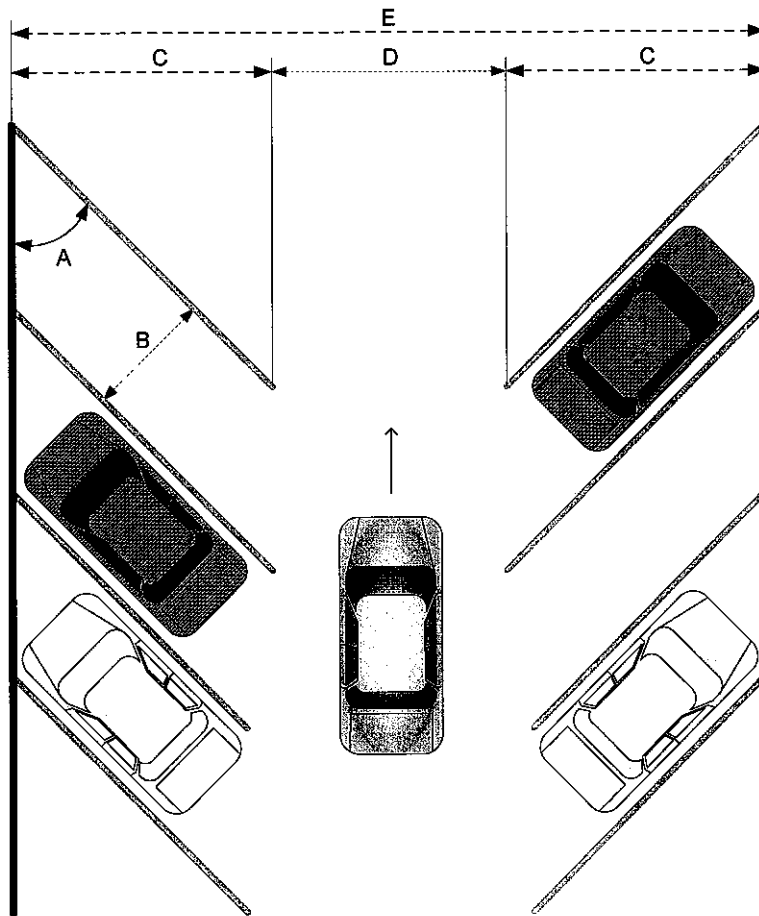
STANDARD PARKING SPACE

- A. Parking angle: 90 degree
- B. Standard parking space width: 10 feet
- C. Standard parking space length: 20 feet
- D. Driving aisle width: 24 feet
- E. Total module width: 64 feet

COMPACT PARKING SPACE

- A. Parking angle: 90 degree
- B. Compact parking space width: 8 feet
- C. Compact parking space length: 16 feet
- D. Driving aisle width: 24 feet
- E. Total module width: 56 feet

Angled parking with one-way driving aisle (30,45,or 60 degree), The minimum dimensional requirements for this configuration:



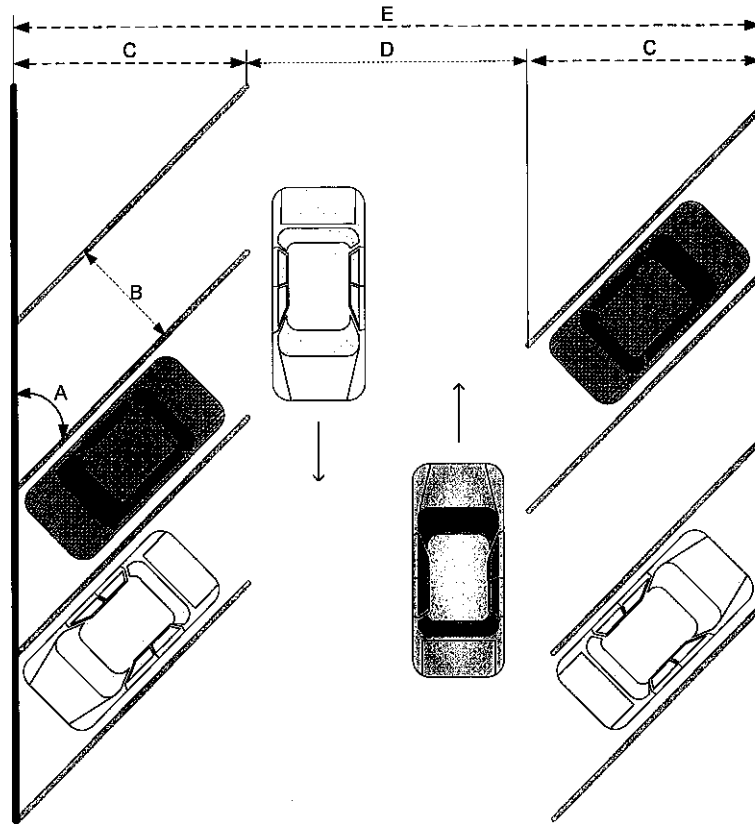
FOR STANDARD PARKING:

A. Parking Angle (degree)	B. Standard parking space width (feet)	C. Standard parking space length (feet)	D. Driving aisle width (feet)	E. Overall module width (feet)
30	10	18	16	52
45	10	21	18	60
60	10	20	18	58

FOR COMPACT CAR PARKING:

A. Parking Angle (degree)	B. Compact parking space width (feet)	C. Compact parking space length (feet)	D. Driving aisle width (feet)	E. Overall module width (feet)
30	8	15	16	46
45	8	17	18	52
60	8	16	18	50

Angled parking with two-way driving aisle (30, 45 or 60 degree), - The minimum dimensional requirements for this configuration are:



FOR STANDARD PARKING:

A. Parking Angle (degree)	B. Standard parking space width (feet)	C. Standard parking space length (feet)	D. Driving aisle width (feet)	E. Overall module width (feet)
30	10	18	22	58
45	10	21	22	64
60	10	20	24	64

FOR COMPACT CAR PARKING:

A. Parking Angle (degree)	B. Compact parking space width (feet)	C. Compact parking space length (feet)	D. Driving aisle width (feet)	E. Overall module width (feet)
30	8	15	22	52
45	8	17	22	56
60	8	16	24	56

9-01.04-60 [Slope Hazard and Riparian Development Guidelines]

- A. Development in areas of steep hillside or landslide hazard shall require a site inspection report from a qualified professional geologist or engineer or other acceptable authority prior to consideration of development request. Conditions for safe construction recommended in the report shall be required by the City Building Inspector.
- B. Riparian Area Development Standards: Riparian area is the area adjacent to a river, lake, or stream consisting of the area of transition from an aquatic ecosystem to a terrestrial ecosystem.
1. Along streams with average annual stream flow greater than one thousand (1,000) cubic feet per second (cfs) the riparian area shall be seventy-five (75) feet upland from the top of each bank.
 2. Along all lakes, and fish-bearing streams with average annual stream flow less than one thousand (1,000) cfs, the riparian area shall be fifty (50) feet from the top of the bank.
 3. Where the riparian area includes all or portions of a wetland, the distance to the riparian area boundary shall be measured from, and include the upland edge of the wetland.
 4. Permanent alteration of the riparian area by grading or by the placement of structures or impervious surfaces shall be prohibited, except for the following uses provided they are designed to minimize intrusion into the riparian area:
 - a. Streets and roads, drainage facilities and utilities;
 - b. Water-related and water-dependent uses.
 5. Removal of riparian vegetation shall be prohibited except for removal of nonnative vegetation and replacement with native plant species or removal of vegetation necessary for the development of water-related or water-dependent areas.
 6. Hardship variances, claims of map error, or reduction or removal of the prohibitions under Paragraph 9-02.04-60B.4 or 9-01.04-60B.5 above for any property demonstrated to have been converted to an unbuildable lot by application of this section, shall be considered under Article 9-01.08 of this chapter.
 7. The City shall consider the standards of the State Forest Practices Act and the requirements of the Department of State Lands and the US Army Corps of Engineers before approving any action for stream channel changes, stream protection and maintenance of productivity and related values or for any other activity affecting the riparian areas defined by this section. Enhancement or restoration of such areas shall be encouraged.

9-01.04-70 [Temporary Uses]

A. Temporary uses are characterized by their short term or seasonal nature and by the fact that permanent improvements are not made to the site. Temporary uses include, but are not limited to, construction trailers, temporary emergency housing, leasing offices, temporary carnivals and fairs, parking lot sales, retail warehouse sales, seasonal sales such as Christmas trees and vegetable stands, and personal storage units (POD's). Three types of temporary uses require permit approval.

1. Seasonal and Special Events. These types of uses occur only once in a calendar year and for no longer than a period of 30 days. The decision is made in accordance with the Type I permit provisions. The City shall approve, approve with conditions or deny a temporary use permit based on findings that all of the following criteria are satisfied:

- a. The use is permitted in the underlying land use district and does not violate any conditions of approval for the property (e.g. prior development approval);
- b. The applicant has proof of the property owners permission to place the use on his/her property;
- c. No parking shall be utilized by customers and employees of the temporary use which is needed by the property owner to meet their minimum parking requirement under Section 9-01.04-50;
- d. The use provides adequate vision clearance per city requirements, and shall not obstruct pedestrian access on public streets;
- e. Ingress and egress are safe and adequate when combined with other uses of the property; as required by City vehicular access and circulation standards;
- f. The use does not create adverse off-site impacts including vehicle traffic, noise, odors, vibrations, glare or lights that affect adjoining use in a manner in which other uses allowed outright in the district do not affect the adjoining use; and
- g. The use is adequately served by sewer or septic system and water, if applicable. The applicant shall be responsible for obtaining any related utility permits.

2. Temporary Sales Office or Model Home. In accordance with the Type I permit provisions, the City may approve, approve with conditions or deny an application for the use of any real property within the City as a temporary sales office, offices for the purpose of facilitating the sale of real property, or model home in any subdivision or tract of land within the City, but for no other purpose, based on the following criteria:

- a. Temporary Sales Office:
 - (1) The temporary sales office shall be located within the boundaries of the subdivision or tract of land in which the real property is to be sold;
 - (2) The property to be used for a temporary sales office shall not be permanently improved for that purpose;
 - (3) Conditions may be imposed regarding temporary utility connections and as necessary to protect public health, safety or welfare.

b. Model House:

(1) The model house shall be located within the boundaries of the subdivision or tract of land where the real property to sold is situated; and

(2) The model house shall be designed as a permanent structure that meets all relevant requirements of this code and other applicable codes and permit requirements.

c. Emergency Temporary Housing: In addition to the Flood Protection provisions of Section 09-01.10.80 A 4, emergency temporary housing:

(1) May include portable emergency housing, recreational vehicles, trailers and other approved units.

(2) Conditions may be imposed regarding temporary utility connections, and as necessary to protect public health, safety or welfare.

3. Temporary Building, Trailer or Structure. Temporary or permanent placement of a building, trailer, storage unit, or structure, including but not limited to prefabricated building(s), for use on any real residential, commercial, institutional or industrial property within the City shall require a development permit. In accordance with the Type II permit provisions, the City may approve, approve with conditions or deny an application for a placement of a building, trailer, or structure for temporary use, or temporary placement subject to the following criteria:

a. The temporary use shall be located within the specified property line setbacks of the parcel of land on which it is located;

b. The primary use on the property to be used for a temporary structure is already developed;

c. Ingress and egress are safe and adequate as demonstrated by an approach permit approved by the road authority, as applicable and in accordance with City vehicular access and circulation standards;

d. There is adequate parking for the customers or users of the temporary use as required by Section 9-01.04-50;

e. The use will not result in vehicular congestion on streets;

f. The use will pose no impediment or hazard to pedestrians in the areas;

g. The use does not create adverse off-site impacts including vehicle traffic, noise, odors, vibrations, glare or lights that affect an adjoining use in a manner which other uses allowed outright in the district do not affect the adjoining use;

h. The use of personal storage units (POD's), and other movable structures or objects identified by flood regulations, may not be located in the floodplain between the November 1 and May 1 flood season. During all other times they may be located in the flood plain only after obtaining a Flood Plain Permit per Section 9-95 Flood Hazard Reduction.

i. The use can be adequately served by sewer or septic system and water, if applicable. The applicant shall be responsible for obtaining any related permits;

j. The length of time that the temporary use will be used does not exceed 6 months. When a temporary building exceeds this time

frame, the applicant shall be required to remove the building, or renew the temporary use permit, and;

k. Conditions may be imposed regarding temporary utility connections, and as necessary to protect public health, safety, or welfare.

9-01.05 [Exceptions]

9-01.05-10 [General Exceptions to Lot Size Requirements]

If a property ownership, consisting of the entire contiguous land holdings held in a single ownership has an area of dimension which does not meet the lot size requirements of the zone in which the property is located, the holdings may be occupied by a use permitted in the zone suited to the other requirements of the zone, provided that if there is an area deficiency, residential use shall be limited to a single-family dwelling or to the number of dwelling units consistent with the density requirements of the zone. The record of ownership as recorded in the office of the County Clerk at the time of passage of this code shall be the basis for application of this exception unless the owner submits proof that a different ownership existed at the time the provisions of this code became applicable to the land concerned.

9-01.05-20 [General Exceptions to Setback Requirements]

The following exceptions to setback requirements are authorized for a lot in any zone:

- A. If there is a building on one (1) abutting lot which is within fifty (50) feet of the lot, and this building has front yard setback less than that required by the zone, the minimum front yard setback shall be 50% of the difference between the front setback of the abutting lot and the required setback for the zone.
- B. Structures that have been elevated in order to avoid flood hazards in compliance with the National Flood Protection (NFP) flood elevation standards, are allowed a reduced building setback where necessary to construct typical stairways, porches, decks or other essential access or safety elements of the structure. The setback reduction shall be reasonable, compatible with the structure and aesthetic in appearance as determined by the City Manager or his/her designee.

9-01.05-30 [General Exceptions to Building Height Limitations]

Vertical projections such as chimneys, spires, domes, elevator shaft housing towers, aerials, flagpoles and similar objects not used for human occupancy are not subject to the building height limitations of this code.

9-01.05-40 [Projections from Buildings]

An architectural feature of a structure shall not project more than two feet into the required setback. Where architectural features project more than two feet into the allowable setback area, the setback distance shall be measured from the property line to the architectural feature.

9-01.05-50 [Authorization of Similar Uses]

In accordance with the Type III permit provisions, the Planning Commission may permit in a particular zone a use not listed in this code, provided the use is of the same general type as the uses permitted there by this code. However, this section does not authorize the inclusion in a zone where it is not listed of a use specifically listed in another zone or which is of the same general type and is similar to a use specifically listed in another zone.

9-01.06 [Conditional Uses]

9-01.06-10 [Authorization to Grant or Deny Conditional Uses]

A conditional use listed in this code may be permitted, enlarged or altered upon authorization of the Planning Commission in accordance with the standards and procedures of this article. A change in use or lot area, or an alteration of structure shall conform to the requirements for a conditional use. Review of a Conditional Use is a Type III permit procedure.

- A. **Purpose.** A use is designated as a conditional use within a given zone when it is judged to be generally in line with the purpose of the zone, but for which could, if not reviewed, have a negative impact on other properties or uses within the zone. The purpose of such a review is to assure adequate site design and compatibility with surrounding uses and property.
- B. **Additional Conditions.** In permitting a new conditional use or the alteration of an existing conditional use the Planning Commission may impose, in addition to those standards and requirements expressly specified by this code, additional conditions which the Planning commission considers necessary to protect the best interests of the surrounding area or the city as a whole. These conditions may include but are not limited to the following:
1. Increasing the required lot size, setback dimensions, and lot depth or width;
 2. Limiting the height, lot coverage, size or location of buildings;
 3. Designating the size, number, location design and/or number of vehicle access points or parking areas;
 4. Limiting the hours, days, place and/or manner if operation.
 5. Requiring site or architectural design features which minimize environmental impacts such as noise, vibration, exhaust/emissions, light, glare, odor, dust, visibility, safety, and aesthetic considerations;
 6. Requiring street right-of-way to be dedicated and street(s), sidewalks, curbs, planting strips, pathways, or trails to be improved;
 7. Increasing the number of required off-street parking spaces;
 8. Limiting the number, size, location and lighting of signs;
 9. Limiting or setting standards for the location, design, and/or intensity of outdoor lighting;
 10. Requiring dikes, berms screening or landscaping for the protection of adjacent or nearby property, and the establishment of standards for their installation and maintenance;
 11. Requiring the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas, historic resources, cultural resources, and/or sensitive land;
 12. Requiring the designating of open space and/or dedication of sufficient land to the public, and/or construction of a pedestrian/bicycle pathway in accordance with the adopted plans of the City.
- C. **Site Design Standards.** If a Conditional Use is approved by the Planning Commission a request for Site Design Review approval in accordance with Section 9-01.10 may be made simultaneously.
- D. **Conditional Use Approval Criteria.** The City shall approve, approve with conditions, or deny an application for a conditional use or to enlarge or alter a

conditional use based on finding with respect to each of the following standards and criteria:

1. The site size, dimensions, location, topography and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations;
2. The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other Code standards, or other reasonable conditions of approval; and
3. All required public facilities have adequate capacity to serve the proposal.

E. **Concurrent Variance Application(s)**. A conditional use permit shall not grant a variance to regulations otherwise prescribed by the Development Code. Variance applications may be filed in conjunction with the conditional use application and both applications may be reviewed at the same hearing.

9-01.06-20 [Manufactured Home Park Conditional Use Standards]

In addition to the standards of the zone in which the conditional use is located and the other standards of this code, a manufactured home park approved as a conditional use shall meet the following standards:

1. Each space for each manufactured home shall provide underground connections for potable water, electricity and sanitary sewer.
2. All water, sewer, and electrical systems provided for the manufactured home shall comply with all standards for these systems as established by the City of Vernonia, County of Columbia and State of Oregon.
3. The space provided for each manufactured home shall be not less than 5000 square feet. The measurement of each manufactured home space excludes roadway areas, facilities, structures, parking spaces, park walkways and other spaces provided for the common use of tenants.
4. Not more than 50 percent of the space provided shall be covered by buildings or impervious surfaces.
5. Minimum setbacks.
 - a. The minimum front setback is 10 feet.
 - b. The minimum side set back is 5 feet.
 - c. The minimum rear set back is 10 feet.
6. Each space shall have a garage or carport with minimum 8 foot by 10 foot enclosed storage space.
7. The total number of parking spaces in the park, exclusive of parking provided for the exclusive use of the manager or employees of the park shall be equal to not less than 3.0 parking spaces per manufactured home space. Parking spaces shall be paved with asphalt, concrete or similar material.
8. No manufactured home shall be placed upon a lot in said area unless it has the Oregon State Seal of Approval or equivalent. No manufactured home shall be over 5 years old at the time of installation.
9. A manufactured home situated in the park shall be, within 48 hours of its arrival in the park, securely anchored to footings or other devices intended to minimize the probability that the manufactured home shall be overturned or displaced by a wind.
10. A manufactured home permitted in the park shall contain not less than 1000 square feet.

11. Foundation and anchoring.
 - a. All dwellings shall be placed on an excavated and backfilled foundation which encloses the perimeter so that the home is not more than 12 inches above grade on the uphill side of the home, except in areas where flood plain ordinance requires a greater elevation.
 - b. The perimeter enclosure will be a permanent structure constructed of concrete, cement block or masonry block.
 - c. All dwellings shall be anchored to the ground in accordance to flood plain requirements and/or applicable state or federal requirements.
12. There shall be no outdoor storage of furniture, tools, equipment, building materials or supplies belonging to the occupants or management of the park.
13. That portion of the parcel of land which is used for park purposes shall be surrounded, except at entry and exit places, by a sight-obscuring fence or hedge not less than six feet in height. Such fence or hedge shall be maintained in a neat appearance.
14. The roadways in the park are covered with well drained and hard surfaced material and are at least 24 feet in width if no parking is permitted on the roadways or at least 40 feet in width if parking is permitted on the roadways.
15. If the park provides spaces for 50 or more manufactured home units, each vehicular way in the park shall be named and marked with signs which are similar in appearance to those used to identify public streets in the city. A map of the named vehicular ways shall be provided to the fire department of the city.
16. The park shall be provided with hydrants so that no space or structure within the park shall be more than 500 feet from a hydrant. Each hydrant shall be located on a vehicular way within the park and shall conform in design and capacity to the public hydrants in the city.

9-01.06.30 [Recreational Vehicle Park Standards.]

In addition to the standards of the zone in which the conditional use is located and the other standards of this ordinance, a recreational vehicle park shall meet the following standards:

1. Each space for each recreational vehicle shall provide connections for underground potable water, electricity and sanitary sewer. If provided, all water, sewer and electrical systems provided for the recreational vehicle shall comply with all standards for these systems as established by the City of Vernonia, County, and State of Oregon.
2. The space provided for each recreational vehicle shall be not less than 1600 square feet. The measurement of each recreational vehicle space excludes community roadway areas, facilities, structures, parking spaces, park walkways and any other spaces provided for the common use of tenants.
 - a. Adjacent to and parallel to the recreational vehicle space, one or more patio slabs of concrete, asphalt, flagstone or similar material, which singly or in combination, total not less than 120 square feet. Such patio space may not be used for the parking of vehicles.
 - b. No less than 25 % of the available spaces shall provide a parking pad which totals not less than 12 feet by 50 feet.
 - c. No less than 25% of the available spaces shall provide a parking pad which totals not less than 12 feet by 30 feet.

- d. The remaining 50 % of the available spaces may utilize any pad size in between the above dimensions.
 - e. Each space must provide a minimum of one (1) additional standard parking space as defined in Section 4.050.
3. No recreational vehicle in the park shall be located closer than 15 feet from another recreational vehicle or from a building in the park or closer than 10 feet from a property line.
 4. The total number of parking spaces in the park, exclusive of parking provided for the exclusive use of the manager or employees of the park, shall be equal to not less than two (2) parking spaces per recreational vehicle space. Parking spaces shall be paved with asphalt, concrete or similar material.
 5. All recreational vehicles shall have current license, registration and insurance that meets the requirements of the state of origin.
 6. A recreational vehicle equipped with stabilization devices must deploy such devices within two (2) hours of arrival at the park.
 7. A recreational vehicle will not be permitted in the park for more than 30 days except by conditional use permit.
 8. No permanent structure shall be added to a recreational vehicle.
 9. There shall be no outdoor storage of furniture, tools, equipment, building materials or supplies belonging to the occupants or management of the park, excepting item typically considered camping equipment such as lawn chairs, folding tables, barbeque grills, etc.
 10. That portion of the parcel of land which is used for park purposes, if adjoining a residential area or highway, shall be surrounded, except at entry and exit places, by a sight-obscuring fence or hedge not less than six feet in height. Such fence or hedge shall be maintained in a neat appearance.
 11. All roadways in the park shall be covered with well drained and hard surfaced material.
 12. The roadways in the park that are for one-way traffic only shall be at least 16 feet in width if no parking is permitted and 24 feet in width if parking is permitted on the roadway.
 13. The roadways in the park that are for two-way traffic shall be at least 24 feet in width if no parking is permitted on the roadways or at least 40 feet in width if parking is permitted on the roadway.
 14. If the park provides space for 50 or more recreational vehicle units, each vehicular way in the park shall be named and marked with signs which are similar in appearance to those used to identify public streets in the city. A map of the named vehicular ways shall be provided to the fire department of the city.
 15. The park shall be provided with hydrants so that no space or structure within the park shall be more than 500 feet from a hydrant. Each hydrant shall be located on a vehicular way within the park and shall conform in design and capacity to the public hydrants in the city.

9-01.06-40 | Procedure for Taking Action on a Conditional Use Application

The procedure for taking action on a conditional use application shall be as follows:

- A. A property owner may initiate a request for a conditional use by filing an application with the City Recorder.
- B. Before the Planning Commission may act on a conditional use application, it shall hold a public hearing thereon, following procedure as established in Section 9-01.10-60.

9-01.06-50 | Time Limit on a Permit for a Conditional Use

Authorization of a conditional use shall be void after one (1) year or such lesser time as the authorization may specify unless substantial construction has taken place. However, the Planning Commission may extend authorization for an additional period not to exceed one (1) year on request.

9-01.07 [Nonconforming Uses]

9-01.07-10 [Continuation of a Nonconforming Use]

Except as indicated in Section 9-01.07-20, below, a nonconforming use or structure may be continued but may not be altered or extended. The extension of a nonconforming use to a portion of a structure but may not be altered or extended. The extension of a nonconforming use to a portion of a structure which was arranged or designed for the nonconforming use is not an enlargement or expansion of a nonconforming use. A nonconforming structure which conforms with respect to use may be altered or extended if the alteration or extension does not cause the structure to deviate further from the standards of this code.

9-01.07-20 [Exception for Homes on Individual Lots in Residential Zones]

Section 9-01.07-10 does not apply to homes appearing on individual lots in any residential zone so long as such mobile home appeared on such lot prior to the adoption of these provisions. Such pre-existing, nonconforming homes may be repaired for upgrading purposes and may continue as a pre-existing, nonconforming use provided they meet standards as prescribed by the City Council prior to replacement or repair. If a nonconforming use is replaced it shall be done in accordance with the provisions in this section.

9-01.07-30 [Discontinuance of Nonconforming Use]

If a nonconforming use is discontinued for a period of one (1) year, further use of the property shall conform to this code.

9-01.07-40 [Change of Nonconforming Use]

If a nonconforming use is replaced by another use, the new use shall conform to this code.

9-01.07-50 [Destruction of Nonconforming Use]

If a nonconforming structure or structure containing a nonconforming use is destroyed by any cause to an extent exceeding eighty percent (80%) of its fair market value as indicated by the records of the County Assessor, a future structure or use on the site shall conform to this code.

9-01.07-60 [Completion of Structure]

Nothing contained in this chapter shall require any change in the plans, construction, alteration or designated use of a structure for which a permit has been issued by the City and construction has commenced prior to the adoption of this code, provided the structure, if nonconforming or intended for a nonconforming use, is completed and in use within two years from the time the permit is issued.

9-01.07-70 [Enlargement or Expansion of a Nonconforming Use]

A nonconforming use that existing at the time that zoning was adopted in the area of such use, or changed in the area, may be expanded if such expanded use is not detrimental to public health, safety and welfare and determined by the Planning Commission to be proportional to the growth of the community in accordance with the Type III permit provisions.

9-01.08 [Variances]

9-01.08-10 [Authorization to Grant or Deny Variances]

The Planning Commission may authorize a variance from the requirements of this code where it can be shown that owing to special and unusual circumstances related to a specific lot, strict application of the code would cause an undue or unnecessary hardship. No variance shall be granted to allow the use of property for a purpose not authorized within the zone in which the proposed use would be located. In granting a variance, the Planning Commission may attach conditions which it finds necessary to protect the best interests of the surrounding property or vicinity and otherwise achieve the purposes of this code. The review of a variance shall be in accordance with the Type III permit provisions.

9-01.08-20 [Circumstances for Granting a Variance]

A variance may be granted only in the event that all of the following circumstances exist:

- A. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot sizes or shape, topography or other circumstances over which the owners of property since enactment of this chapter have had no control.
- B. The variance is necessary for the preservation of a property right of the applicant substantially the same as owners of other property in the same zone or vicinity possess.

9-01.08-30 [Procedure for Taking Action on a Variance Application]

The procedure for taking action on an application for a variance shall be as follows:

- A. A property owner may initiate a request for a variance by filing an application with the City Recorder, using forms prescribed pursuant to Section 9-01.10-40.
- B. Before the Planning Commission may act on a variance application, it shall hold a public hearing thereon, following procedure as established in Section 9-01.10-40.
- C. Within five (5) days after a decision has been rendered with reference to a variance application, the City Recorder shall provide the applicant with written notice of the decision of the Commission.

9-01.08-40 [Time Limit on a Permit for a Variance]

Authorization of a variance shall be void after one (1) year unless substantial construction has taken place. However the Planning Commission may extend authorization for an additional period not to exceed one (1) year, on request.

9-01.09 [Amendments]

9-01.09-10 [Authorization to Initiate Amendments]

An amendment to the text of this chapter or to a zone boundary may be initiated only by the City Council, the City Planning Commission, application by the owner of the subject property, or application by one who has executed a written agreement with the property owner to acquire the subject property. The request by a property owner or the intended purchaser for an amendment shall be accomplished by filing an application with the City Recorder.

9-01.09-20 [Public Hearing on Amendments]

The Planning Commission shall conduct a public hearing on the proposed amendment at its earliest practicable meeting after the amendment is proposed and shall within forty (40) days after the hearing, recommend to the City Council approval, disapproval or modified approval of the proposed amendment. After receiving the recommendation of the Planning Commission, the City Council shall hold a public hearing on the proposed amendment.

9-01.09-30 [Record of Amendments]

The City Recorder shall maintain records of amendments to the text of this chapter and the zoning map.

9-01.09-40 [Limitations on Reapplication]

No application of a property owner for an amendment to the text of this chapter or to a zone boundary shall be considered by the Planning Commission within the one (1) year period immediately following a previous denial of such request, except the Planning Commission may permit a new application if in the opinion of the Planning Commission new evidence or a change of circumstances warrant it.

9-01.09-50 [Comprehensive Plan Map Amendment]

- A. Applicability. The Comprehensive Plan Map designates property for long term development purposes. A Plan Map amendment is required to change the designation of property.
- B. Process. Amendments to the Comprehensive Plan map shall be reviewed in accordance with the Type IV review procedures specified in Section 9-01.10-60.

Special Notice Requirements. If a zone change request would change the zone of property which includes all or part of a manufactured home park, the City shall give written notice by first class mail to each existing mailing address for tenants of the mobile or manufactured home park at least 20 days before the date of the first hearing on the application. The failure of the tenant to receive a notice which was mailed shall not invalidate any zone change.

- C. Application. An application for a map amendment shall be filed with the City and accompanied by the appropriate fee. It shall be the applicant's responsibility to submit a complete application which addresses the review criteria of this Section. Notice shall be subject to the provisions in Section.
- D. Decision Criteria. Plan Map amendment proposals shall be approved if the applicant provides evidence substantiating the following:
 - 1. Compliance is demonstrated with the Statewide Land Use Goals that apply to the subject properties or to the proposed land use designation.

If the proposed designation requires an exception to the Goals, the applicable criteria in the LCDC Administrative Rules for the type of exception needed shall also apply.

2. Consistency with the applicable goals and policies in the Comprehensive Plan is demonstrated, including compliance with the City Transportation Master Plan, Parks and Open Space Plan, Water Master Plan and Storm Water Master Plans.
3. The Plan does not provide adequate areas in appropriate locations for uses allowed in the proposed land use designation and the addition of this property to the inventory of lands so designated is consistent with projected needs for such lands in the Comprehensive Plan.
4. The Plan provides more than the projected need for lands in the existing land use designation.
5. The proposed land use designation will not allow zones or uses that will destabilize the land use pattern in the vicinity or significantly adversely affect existing or planned uses on adjacent lands.
6. Public facilities and services necessary to support uses allowed in the proposed designation are available or will be available in the near future.
7. Amendments affecting the transportation system:
8. When a development application includes a proposed comprehensive plan amendment, zone change or land use regulation change, the proposal shall be reviewed to determine whether it significantly affects a transportation facility. An amendment significantly affects a transportation facility if it would:
 - (a) Change the functional classification of an existing or planned transportation facility. This would occur, for example, when a proposal causes future traffic to exceed the capacity of "collector" street classification, requiring a change in the classification to an "arterial" street, as identified by the Vernonia Transportation Master Plan; or
 - (b) Changes standards implementing a functional classification system; or
 - (c) Allows types or levels of land use that would result in levels of travel or access that are inconsistent with the functional classification of a transportation facility; or
 - (d) Reduce the performance standards of the facility below the minimum acceptable level identified in the Transportation Master Plan.

E. Amendments That Affect Transportation Facilities. Comprehensive plan, zoning map and land use regulation amendments which significantly affect a transportation facility shall assure that allowed land uses are consistent with the function, capacity, and level of service of the facility identified in the Transportation Master Plan (TMP). This shall be accomplished by one of the following:

- (1) Amending the TMP to ensure that existing, improved or new transportation facilities are adequate to support the proposed land uses consistent with the requirements of the state transportation planning rule (TPR); or

- (2) Altering land use designations, densities, or design requirements to reduce demand for automobile travel and meet travel needs through other modes of transportation; or
- (3) Limiting allowed land uses to be consistent with the planned function of the transportation facilities; or
- (4) Amending the Transportation Master Plan (TMP) to modify the planned function, capacity and performance standards, as needed to accept greater motor vehicle congestion to promote mixed use, pedestrian friendly development where multi-modal travel choices are provided.

9-01.09.60 [Zone Map Amendments]

- A. Applicability. The Zone Map establishes zone for individual properties. A zone change approval is required to change the zone of any property.
- B. Process. Zone changes shall be reviewed in accordance with the Type III review procedures specified in Section 09-01.10-90
- C. Application. An application for a zone change shall be filed with the City and accompanied by the appropriate fee. It shall be the applicant's responsibility to submit a complete application which addresses the review criteria of this Section. Quasi-Judicial amendments to the Zone Map shall be in accordance with the Type III permit provisions and Legislative Amendments to the Zone Map shall be subject to the Type IV provisions.
- D. Decision Criteria. Zone change proposals shall be approved if the applicant provides evidence substantiating the following:
 1. The proposed zone is appropriate for the Comprehensive Plan land use designation on the property and is consistent with the description and policies for the applicable Comprehensive Plan land use classification.
 2. The uses permitted in the proposed zone can be accommodated on the proposed site without exceeding its physical capacity.
 3. Allowed uses in the proposed zone can be established in compliance with the development requirements in this Code.
 4. Adequate public facilities, services, and transportation networks are in place or are planned to be provided concurrently with the development of the property, in accordance with the City of Vernonia Street, Park and utility Master Plans.
 5. For residential zone changes, the criteria listed in the purpose statement for the proposed zone shall be met.
- E. Imposition of Conditions. Approval of a zone change application may be conditioned to require provisions for buffering or provision of off-site public facilities. In order to impose conditions on a zone change, findings must be adopted showing that:
 1. The zone change will allow uses more intensive than allowed in the current zone; and
 2. The conditions are reasonably related to impacts caused by development allowed in the proposed zone or to impacts caused by the specific development proposed on the subject property; and
 3. Conditions will serve a public purpose such as mitigating the negative impacts of allowed uses on adjacent properties.

F. Conditions. Conditions that could meet the criteria in E., include, but are not limited to:

1. Dedication of right-of-way for public streets, utility easements, etc.; including additional right-of-way consistent with the requirements of the City Transportation Plan.
2. Improvement of private roadways or public streets, including bike paths, curbs, and sidewalks.
3. Provision of storm drainage facilities.
4. Extension of public sewer, storm drain, and water service including over-sizing to permit development on other lands.
5. Provision of fire suppression facilities and equipment.
6. Provision of transit and traffic control facilities.
7. Special building setbacks, orientation, landscaping, fencing, and retention of natural vegetation.
8. Special locations for truck loading, parking, access routes, or any outdoor activity that could impact adjacent property.
9. Financial contributions to public agencies to offset increased costs for providing services or facilities related to the intensification of the use of the property.

9-01.09.70 [Text Amendments]

- A. Process. Amendments to the Comprehensive Plan and Development Code texts shall be reviewed in accordance with the Type IV legislative review procedures.
- B. Application. A Plan or Code text amendment can only be initiated by a city resident, property owner, the Planning Commission or City Council. Upon direction of either the Commission or Council, City staff shall establish a file and set a schedule to review the proposed changes. No fee is required if the Planning Commission or City Council initiates the amendment.
- C. Decision Criteria. Amendments to the Comprehensive Plan or Development Code text shall be approved if the evidence can substantiate the following:
 1. Impact of the proposed amendment on land use and development patterns within the city, as measured by:
 - a. Traffic generation and circulation patterns in compliance with the Transportation Master Plan;
 - b. Demand for public facilities and services, in compliance with the City utility master plans;
 - c. Level of park and recreation facilities;
 - d. Economic activities;
 - e. Protection and use of natural resources;
 - f. Compliance of the proposal with existing adopted special purpose plans or programs, such as public facilities improvements.
 2. A demonstrated need exists for the product of the proposed amendment.
 3. The proposed amendment complies with all applicable Statewide Planning Goals and administrative rule requirements.
 4. The amendment is appropriate as measured by at least one of the following criteria:
 - (a) It corrects identified error(s) in the provisions of the plan.
 - (b) It represents a logical implementation of the plan.

- (c) It is mandated by changes in federal, state, or local law.
- (d) It is otherwise deemed by the City Council to be desirable, appropriate, and proper.